





Beach Road, Rhosneigr, Anglesey - £775,000

 **Rhosneigr Property**  
RHOSNEIGR'S LOCAL ESTATE AGENT



SURF  
Cafe

TUITION - RENTAL

UNSPORT

RHOSNEIGR SURF SHOP

1 Beach Road, Rhosneigr LL64 5QD

### Key Features

- \* Close to the Beach
- \* Views of the sea from most rooms
- \* Village Centre location
- \* Original Porch and Hallway
- \* Large and light spacious kitchen looking onto the garden
- \* Characterful open plan living and dining room
- \* 5 Bedrooms, 1 with en-suite
- \* First floor office which could be a 6th Bedroom
- \* South facing enclosed rear garden
- \* South facing roof terrace
- \* Utility room, Cellar and plant room
- \* Central heating and open fires
- \* Private parking

An attractive Victorian House with light and spacious accommodation in an idyllic position. Set in the heart of the very popular seaside village Rhosneigr. Beach Road just touches the shoreline of beautiful sandy beaches with magnificent coast and sea views beyond. The property has been greatly improved yet it still retains many of the original features. The Modern and sympathetic additions add luxury to the lifestyle that this property can provide. The accommodation is on three floors, there is also a cellar and plant room in the basement. To the front of the property is a Victorian enclosed porch which opens into the hall, with the original staircase leading to the first floor. The open plan living and dining room are located to the front of the house overlooking the walled front garden and views from the bay window capture the sea.

Victorian cast iron fireplaces add to the character of the room. One of the most impressive features is the recently extended bespoke kitchen, which is designed for family living and entertaining. The bifold doors from the rear of the south facing kitchen open onto the level enclosed rear garden extending the room to outside.

The 5 bedrooms are on the first and second floors, all being double rooms. Bathrooms are located on both floors and there is also an ensuite off the one bedroom on the second floor. The office is on the first floor which still could be used as a 6th bedroom. A door from the office opens onto the amazing roof terrace which means no outside area has been compromised by extending the house further. It's a magnificent space where further views of the sea can be enjoyed. Service areas include a utility room, a ground floor Wc. Outside there is parking beyond the garden and a wooden shed.

This most impressive home with its amazing location needs to be viewed in order to be fully appreciated.











**Ground Floor**  
Approx. 89.4 sq. metres (962.4 sq. feet)

**First Floor**  
Approx. 57.3 sq. metres (617.1 sq. feet)

**Basement**  
Approx. 41.0 sq. metres (441.7 sq. feet)

**Second Floor**  
Approx. 43.1 sq. metres (464.2 sq. feet)

Total area: approx. 230.9 sq. metres (2485.5 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

1 Beach Road, Rhosneiar

## Measurements

### Ground Floor

Porch	1.79m x 1.78m
Hall	5.76m x 1.75m
Living Room	5.18m x 3.75m
Dining Room	3.77m x 3.03m
A symmetric rear hall	
Utility room	
WC	
Kitchen	6.26m x 4.62m
Cellar	5.73m x 4.13m
Plant room	3.70m x 3.12m

### First floor

Landing	
Office	3.30m x 2.19m
Family Bathroom	
Master Bedroom	5.26m x 3.11m
Bedroom 2	3,82m x 3,29m
Bedroom 3	3.35m x 2.44m

### Second floor

Landing	
Bedroom 4	4.68m x 3.08m
en-suite	
Bedroom 5	3.11m x 2.52m





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		