



Rhosnigr Property



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Gwel Yr Wyddfa, Llanfaelog,
Anglesey, LL63 5TH

Key Features

- Stunning views
- Yr Wyddfa/Snowdonia in distance
- Adjacent to farmland
- Fabulous modern detached
- Small cul-de-sac
- Beach 1 mile
- Train station approx 1 mile
- Spacious open plan living
- Plus separate reception room
- 4 Double Beds
- Balcony to main bedroom
- 2 En suites
- Remote controlled garage door

Situated just 1 mile from the beach, Rhosneigr village and train station, this exceptional 4 double bed detached property enjoys quite stunning views across open countryside to Snowdonia in the distance. Located on a small executive development adjacent to farmland, the property has the benefit of a spacious open plan living-dining-kitchen which take in the fabulous views. There is an additional separate reception room which could ideally be used as a 5th bedroom (utility and WC adjacent) as well as the integral garage with remote controlled door. Excellent local amenities include primary and secondary schools, local shops and restaurants, not to mention the highly desirable beaches and Anglesey Coastal Path. Internal viewing is essential to fully appreciate this beautiful property.

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A scenic view of a property. In the foreground, there is a green lawn and a wooden slatted chair. A large green umbrella is partially visible on the right. A wooden fence runs across the middle ground, separating the lawn from a field. In the background, there are rolling green hills, a stone wall, and a white building. The sky is blue with some clouds.

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A bedroom featuring a wooden bed frame with a white floral-patterned duvet and pillows. To the left is a tall wooden chest of drawers. A small wooden bedside table holds a lamp and a basket. A large window with black frames and floral curtains provides a view of a green landscape. A wicker basket sits on the floor near the window. A decorative pendant light hangs from the ceiling.

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A photograph taken from a balcony of a modern property. The balcony has a glass railing and a wooden deck. In the foreground, there is a large, vibrant green field. A wooden fence runs across the middle ground. In the background, there are rolling hills and a small town or village under a blue sky with scattered white clouds. The text 'Rhosneigr Property' is overlaid in a blue, sans-serif font at the top left and bottom center of the image.

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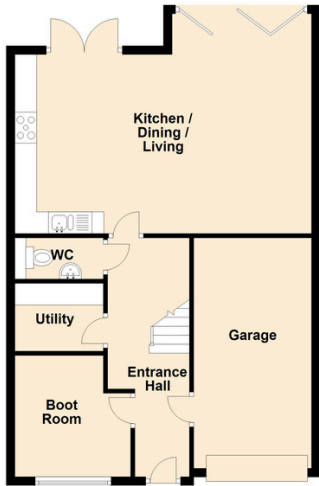
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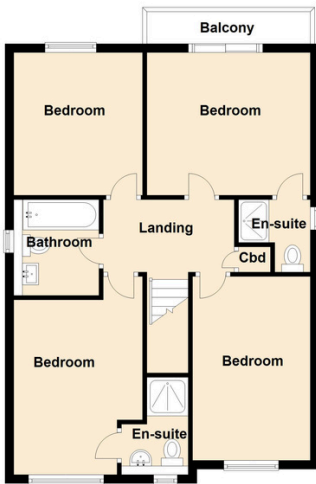
Ground Floor

Approx. 65.9 sq. metres (709.5 sq. feet)



First Floor

Approx. 65.7 sq. metres (707.0 sq. feet)



Total area: approx. 131.6 sq. metres (1416.4 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.

7 Gwel Yr Wyddfa, Llanfaelog

Ground Floor

Hall

WC

Kitchen-Diner-Lounge: 6.86m x 5.36m

Utility Room: 2.66m x 1.56m

Sitting Room/Bed 5: 2.81m x 2.66m

First Floor

Bedroom 1: 3.79m x 3.37m

En Suite: 1.77m x 1.63m

Bedroom 2: 4.60m x 3.02m

En Suite: 2.23m x 1.27m

Bedroom 3: 4.21m x 2.59m

Bedroom 4: 3.29m x 2.93m

Family Bathroom: 2.17m x 1.67m

Integral Garage: 5.41m x 2.80m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		