



Rhosneigr Property



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## **1 Tynyngogl, Pencarnisiog LL63 5RY**

### Key Features

- **Imposing 3 bed cottage**
- **Corner plot with garage & drive**
- **Garden with distant sea view**
- **Fabulous farmland aspects**
- **Snowdonia backdrop**
- **2 reception rooms**
- **Ground floor bathroom**
- **Quiet hamlet**
- **2 miles to beach & Rhosneigr**

**Located in a peaceful rural hamlet surrounded by countryside, yet just over 2 miles from the beach and Rhosneigr, an imposing 3 bed cottage with garage, drive for 2 vehicles and rear garden with distant sea views. The property has the benefit of 2 reception rooms as well as a spacious fitted kitchen (LPG gas to cooker) and lean-to sunroom. The bathroom is to the ground floor, leaving space for 3 first floor bedrooms where there are spectacular views across rolling farmland to Snowdonia in the distance. uPVC double glazed and central heating courtesy of the multi-fuel stove. The good sized detached blockwork and pebbledashed garage with uPVC double glazed window measures 3.00m x 5.00m internally. The A55 is 2 miles away and with primary and secondary schools within easy reach as well as many other excellent amenities, this is a delightful property and setting for a quiet family or holiday retreat.**

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A wide-angle landscape photograph taken during sunset. The sky is filled with a vibrant orange and yellow glow, with wispy clouds catching the light. In the distance, a range of mountains is silhouetted against the bright horizon. The middle ground consists of rolling green fields, some of which are divided into sections by dark lines, possibly hedges or roads. A few small buildings are visible on the left side. The foreground is dominated by dark, leafless bushes and trees, with a utility pole visible in the lower center. Several power lines stretch across the upper portion of the image.

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A wide-angle landscape photograph showing a vibrant green field in the foreground, a line of rolling hills and farm buildings in the middle ground, and a bright blue sea under a clear sky in the background. The text 'Rhosneigr Property' is overlaid in a semi-transparent blue font in the top left and bottom center.

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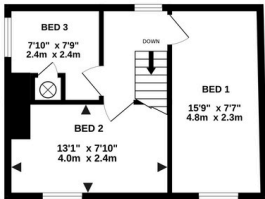
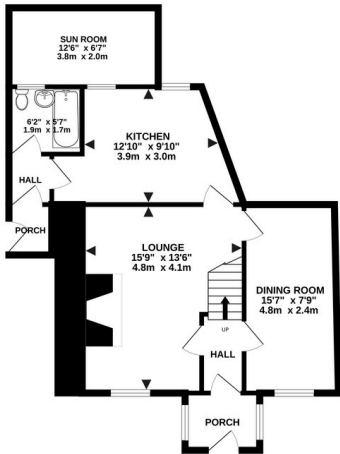
A photograph of a bathroom with white tiled walls. On the left, there is a white toilet. Next to it is a white pedestal sink with two chrome faucets. Above the sink is a white rectangular mirror. In the center, a white electric shower unit is mounted on the wall with a black hose. To the right is a white bathtub with a chrome faucet and a drain. The floor is not visible. The text "Rhosneigr Property" is overlaid in blue at the top and bottom of the image.

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## GROUND FLOOR

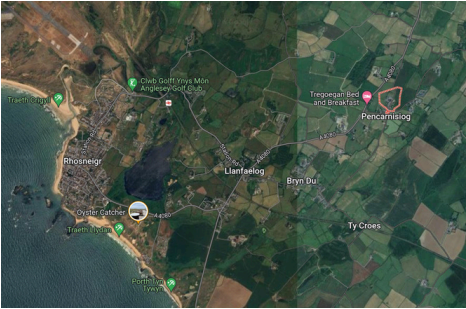
## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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