



Rhosneigr Property



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- **Extended 4 bed bungalow**
- **Approx 0.85 acre plot**
- **Covered swimming pool!**
- **Fabulous open views**
- **Sea view to distance**
- **Cul-de-sac location**
- **Less than 1.5 miles to beach**
- **Train station under 1 mile**

Occupying a substantially larger than average plot of approximately 0.85 of an acre and including a covered swimming pool in the wooded area at the foot of the garden, this extended and extremely well presented 4 bed detached true bungalow must be viewed to fully appreciate. Located in a superb position towards the head of this small cul-de-sac with open aspects and sea views in the far distance this unique property is less than 1.5 miles to the beaches of Rhosneigr and under a mile to the train station. Primary and secondary schools are within easy walking distance as are the golf club, restaurants and many other excellent facilities. Briefly comprising: Hall with modern WC; Lounge with open plan Sunroom style sitting area affording excellent views over the garden and beyond; Dining Room with views and door to Bedroom 3 (double) ; Breakfast-Kitchen with attractive modern units and further Sitting Area area with views; Utility room; 2 further double Bedrooms; 1 single bedroom (would take 2 beds); Luxury modern Shower room with large glazed shower. There is an attached single Garage and long drive.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	41 E	
21-38	F		
1-20	G		

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