



Rhosneigr Property



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20 Trem Y Mor, Rhosneigr, LL64 5QR

Key Features

Open aspects front & rear
Adjacent to primary school
325 meters to beach!
Spacious dining-kitchen
Separate lounge
3 double bedrooms
4 piece modern bathroom
Garden to rear
Air-source heat pump
Solar panels

Viewing is essential to fully appreciate the deceptively spacious interior of this 3 double bedroomed mid-townhouse which enjoys open aspects to both front and rear. Situated on a pedestrianised section of this small development with communal parking close by, the property is very well positioned for the local primary school which is immediately behind and the beach just a few hundred meters away. The property is extremely well presented internally and comprises a spacious hall with storage cupboard and cloaks cupboard, ground floor WC, lounge with modern electric fire to surround, large dining-kitchen with patio doors to rear and a modern fitted kitchen with integral oven and hob. To the first floor, 3 double bedrooms, with the main bedroom having an adjacent nursery room/study with built-in wardrobe. There is an attractive modern 4 piece bathroom suite. Externally, there is a block-paved patio area with lawned garden beyond the path leading to the next door (gated). A very efficient home to run having the benefit of solar photovoltaic panels (Estimated Annual Generation 3622.00 kWh), central heating via an air-source heat pump (EAG 14454.00 kWh) and uPVC double glazing.

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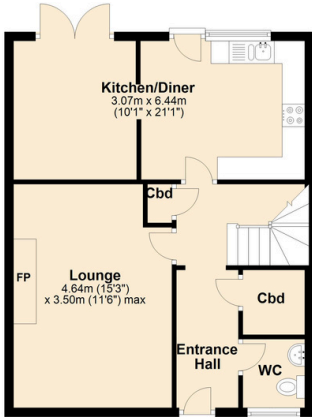
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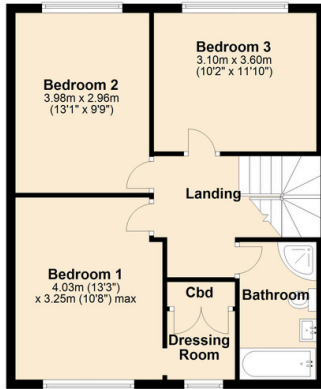
Ground Floor

Approx. 51.6 sq. metres (555.6 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.3 sq. feet)

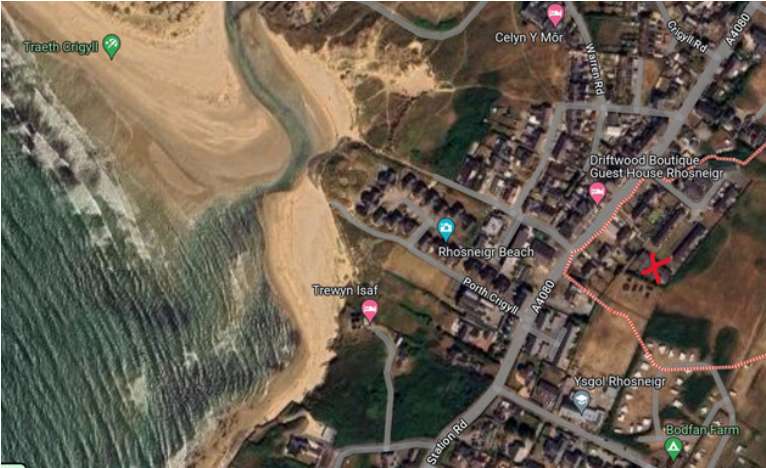


Total area: approx. 105.7 sq. metres (1137.8 sq. feet)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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