



Rhosneigr Property



Pannells

Rhosneigr Property

Pantiles, Station Road, Rhosneigr, LL64 5QP

Key Features

- 250 m to beach from rear
- Exceptional character property
- Beautifully presented throughout
- Extensive accommodation
- 2 Reception rooms
- 4 Bedrooms
- 4 Bath/shower rooms
- Garage; Gardens

Located within 250 meters of the beautiful beaches of Rhosneigr, this exceptionally well presented and most spacious semi-detached character property boasts 2 reception rooms, 4 bedrooms, 4 bath/shower rooms and more. Beautifully appointed with bay windows, panelled walls, covings and attractive decor, viewing is absolutely essential to fully appreciate this stunning property which also benefits from an attached garage and gardens plus the added advantage of quick and safe access to the beach via a gate at the foot of the garden! The accommodation comprises, on the GROUND FLOOR: imposing hall with entrance vestibule and original spindled staircase with space for furniture below plus attractive herringbone design laminate flooring which continues to most of the ground floor; dining room with sitting area and large bay window with seating to front, Tudor style stone fireplace with log burning stove and opening to the modern fitted kitchen with Bosch appliances; Lounge with double French doors to the patio area/garden; Wet Room with access from both lounge and garden (perfect for coming in off the beach!) having an "open" shower, WC and washbasin; Utility Room with hot water cylinder, boiler and space for appliances. On the FIRST FLOOR, the landing gives access to the top floor staircase with sliding door; 2 double bedrooms, 1 with en suite shower room; 1 single bedroom and a luxurious and spacious Victorian style bathroom comprising tub bath with ball and claw feet, large shower cubicle, WC and washbasin. To the TOP FLOOR, a most spacious bedroom with sitting and dressing areas, en suite shower room and a large skylight affording superb sea views beyond the neighbouring properties. The good sized attached single garage with "rooftop garden" has remote controlled doors to both front and back and is currently used as a games/hobby room. There is a small front garden and to the rear, a patio area, lawned garden with door to secret path giving easy access to the beach, built-in BBQ and an enclosed storage/bin area. LPG central heating; insulated internal walls; uPVC double glazed. Excellent amenities are within a few minutes' walk including restaurants, shops, golf course, tennis court and, of course, superb water sport facilities.

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A photograph of a residential backyard. On the left is a small green building with a grey roof and a red door. A wooden lattice fence runs along the back and left sides of the yard. In the center background is a blue shed with a sign that says "PO BOX 1111". To the right is a brick barbecue with a grey door. A curved concrete path separates the foreground lawn from the rest of the yard. In the background, a larger house with a red roof and several chimneys is visible. The sky is blue with some clouds. A utility pole with wires is also present. The text "Rhosneigr Property" is overlaid at the top and bottom of the image.

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TO THE BEACH

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A modern bedroom with a vaulted ceiling. The room features a double bed with a light-colored wooden headboard, white bedding, and a light blue patterned throw blanket. The bed is flanked by two round wooden bedside tables, each with a lamp. To the left of the bed is a beige sofa with a light blue patterned cushion and a matching throw blanket. A large floor lamp with a grey shade is positioned behind the sofa. The room has a light-colored carpet and a white baseboard.

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A modern bedroom with a white bed, a green chest of drawers, a desk with a yellow wall, and a skylight. The room features a white ceiling with recessed lights, a white door, and a white wall. A green chest of drawers is positioned against the wall, and a desk with a yellow wall is visible. A skylight is located on the ceiling, and a yellow beanbag chair is in the foreground.

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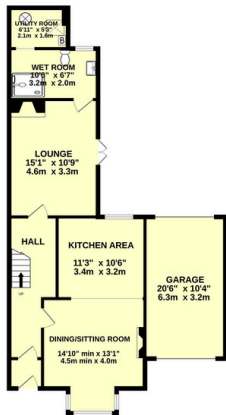


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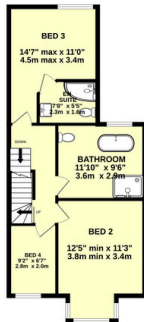
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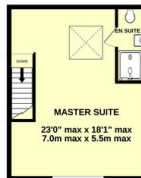
GROUND FLOOR



1ST FLOOR



2ND FLOOR

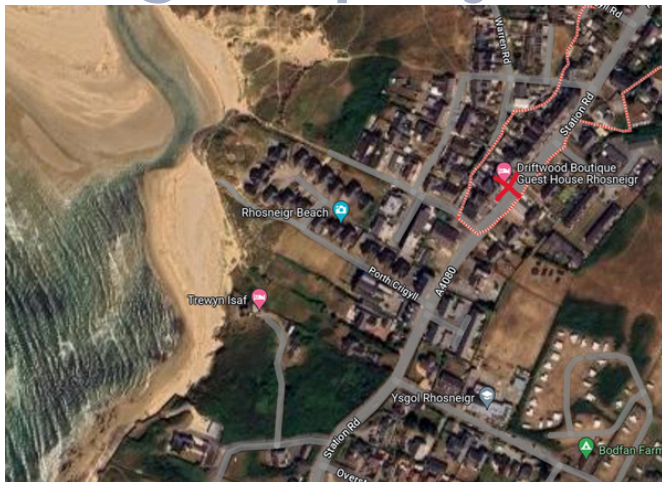


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	53 E	
21-38	F		
1-20	G		

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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