



# Rhosneigr Property



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**Isallt Fawr Cottage,  
Trearddur Bay, LL65 2UU**

**Key Features**

- **Individually designed period property**
- **Approx. 0.5 acre**
- **Surrounded by countryside**
- **Adjacent to golf course**
- **Beach just 0.3 miles**
- **Private 0.2 mile drive**
- **1 mile to Trearddur Bay**
- **3 miles to A55**

Situated just 0.3 of a mile to the beach and enjoying a large plot of approximately half an acre, an imposing, individually designed and built period property with detached office, garage, ample parking and beautiful gardens. Surrounded by stunning countryside with views and including golf course to one side. Accessed via a private shared lane of 0.2 of a mile, the property has the benefit of both privacy and easy access to the excellent amenities at Trearddur Bay and stunning beaches and coves including Porth Y Post and Porth Dafarch. This most characterful residence must be viewed to fully appreciate both the fantastic setting, views, accommodation and potential to fully utilise the land and outbuildings. Located 3 miles from the A55 and within easy reach of Holyhead for trains and ferries, this is an ideal family home with primary and secondary schools nearby or a special holiday retreat. The accommodation briefly comprises: Porch; Hall; Lounge with triangular bay windows to front and side, Victorian red and black tiles below the wooden flooring and a Victorian style fireplace with coal effect gas fire; imposing Dining Room with bay to front and exposed floorboards; Breakfast-Kitchen with Shaker style modern units, large dual-fuel cooker and ample space for additional appliances plus large larder unit; spacious Conservatory, Utility Room and WC. To the first floor, there is an imposing landing with spindled staircase and space for furniture; 4 Double Bedrooms and spacious Shower room with shower cubicle having multi-jets and music, WC, washbasin & airing cupboard (ample space if rearranged for bath). The detached OFFICE, with dry-lined walls, uPVC double glazing, power and light measures 4.45m x 7.22m and has a large built-in storage room. There is a larger than average single detached garage with power & light. Oil-fired central heating; LPG to cooker & fire; uPVC double glazed. DIRECTIONS: from the main road, Lon Isallt, near Porth Y Post, look for the 2 footpath signs & sign for the holiday let "Bay Point House" where you will see the gate posts set back "Isallt Fawr". The property is the last house at the end of this lane (0.2 mile).



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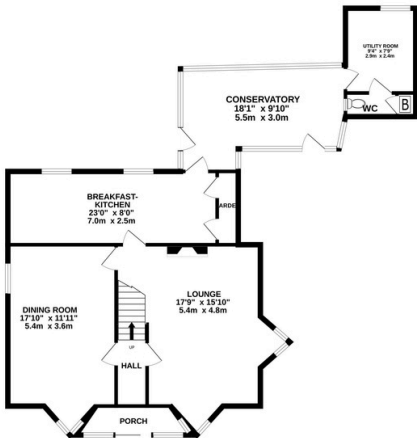


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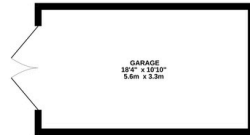
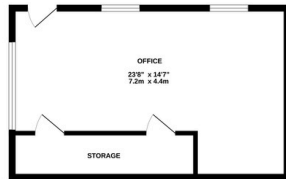
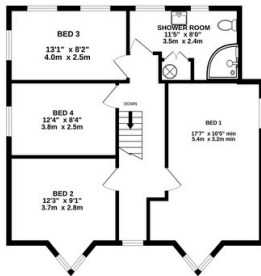


## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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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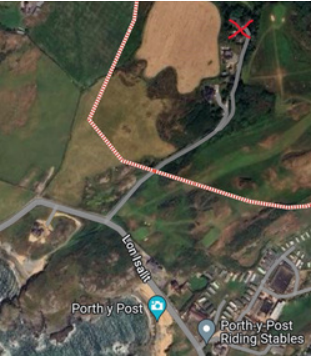
## 1ST FLOOR



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