





Rhosneig Property

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Key Features

- A Bespoke & unique brand new detached
- High quality kitchen, landscaping etc included in price
- Elevated views to sea, coast, mountains and countryside
- Just 2 miles from Rhosneigr's beautiful sandy beaches and amenities
- Spectacular views from 1st floor lounge & balconies
- Spacious rooms throughout
- 4 Bedrooms, 2 with ensuite
- Ground floor open plan kitchen with dining and sitting area
- Planning for an ancillary building annexe or garaging

YouTube Video Link

<https://youtu.be/ZsDQt5F6jlo>

Link to Kitchen 3d panoramic

<https://panorama.wrenkitchens.com/?version=panorama&image=aHR0cHM6Ly9pbWFmZS53cmVua2l0Y2hlnbnMuY29tL3Bhbm9yYW1hLzE0NzUyNzU1LmpwZz9zPTM3NTVhNWU2MmZlYTFkOWE4MTJkYzVkYWU0ZTJmZmQw&iframe=1>

Wylfa, Pencarnisiog, Ty Croes, Anglesey, LL63 5RT

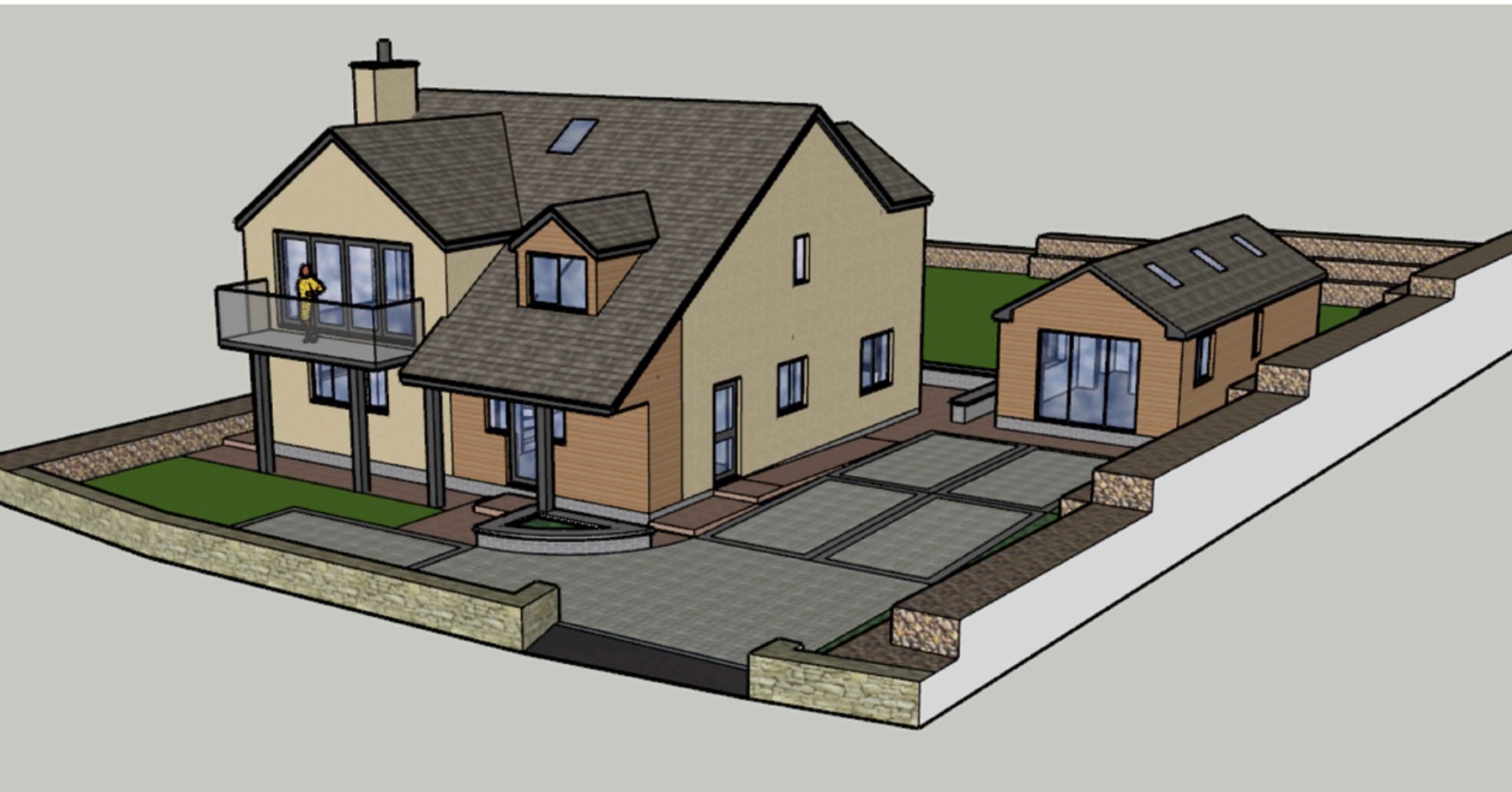
Wylfa is a magnificent, brand new house with the most imposing elevated location enjoying views of the open countryside and then the coast, sea and mountains where the sun rises over Snowdonia and sets towards Holyhead mountain. To be landscaped & completed to an exceptional standard, the buyer will have an input into the finished design. Situated just 2 miles from Rhosneigr, surrounded by beautiful countryside and very convenient for the A55, viewing is absolutely essential to fully appreciate this unique property.

To maximise the breathtaking views, the extremely generous living room is located on the first floor and has a triple aspect, with the East and West aspects having full length glazed doors opening onto balconies with glass balustrades. The garden is to be landscaped under the buyers' direction and there is permission for an ancillary building which could be an annexe or garaging. The layout of the rooms is modern and flows beautifully from one light space to another. The spacious kitchen-diner with sitting area to the ground floor has provision for a wood burner and the kitchen is to be chosen by the discerning buyer. The reception hall leads to a utility room, 2 ground floor bedrooms and the main house bathroom. The cloakroom/WC is located adjacent to the back door and utility room. The staircase with oak finish alights to the first floor landing where the main living room can be found and 2 further large double bedrooms both with ensuite. The house has been built to a high specification and design incorporating features required by current building regulations. The air source heat pump serves underfloor heating, there is a misting and fire detection prevention system and a private sewage treatment plant. In addition to the property being completed to a high standard, the builders are willing to negotiate any specific extra requirements that a purchaser may wish to have incorporated into the already spectacular home.

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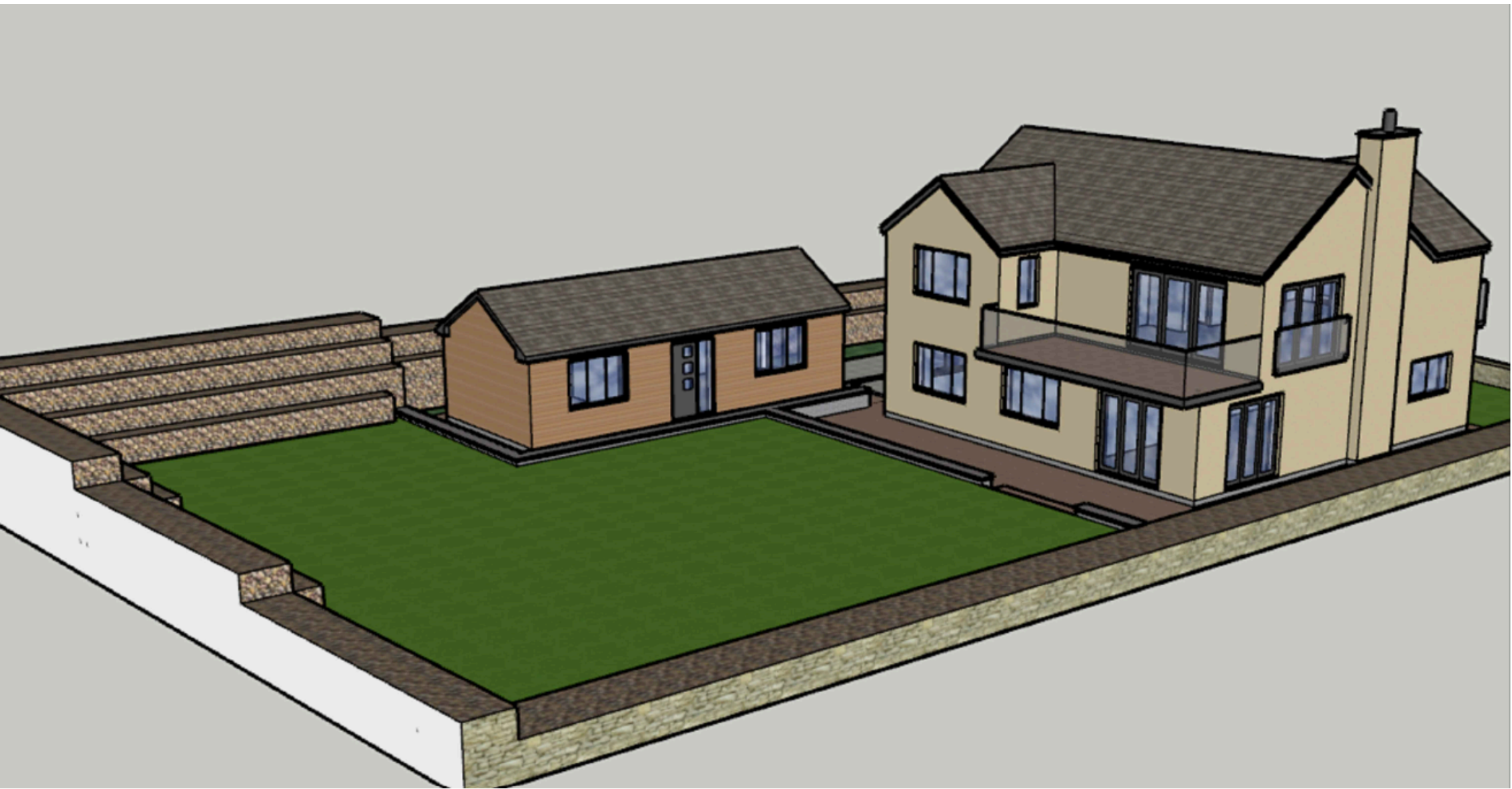
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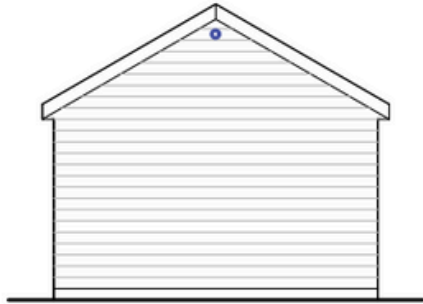
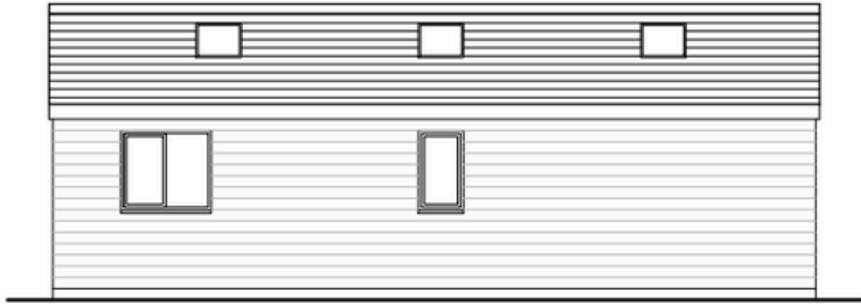
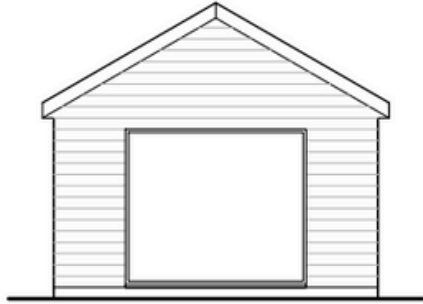
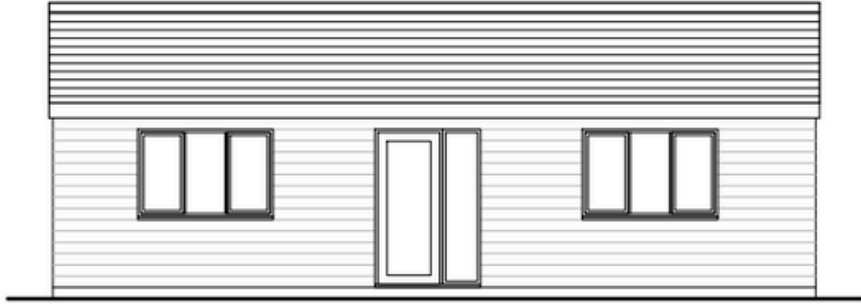
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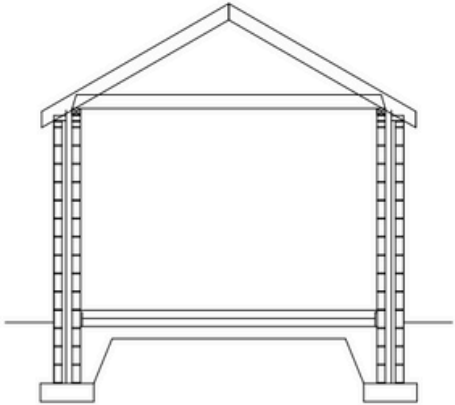
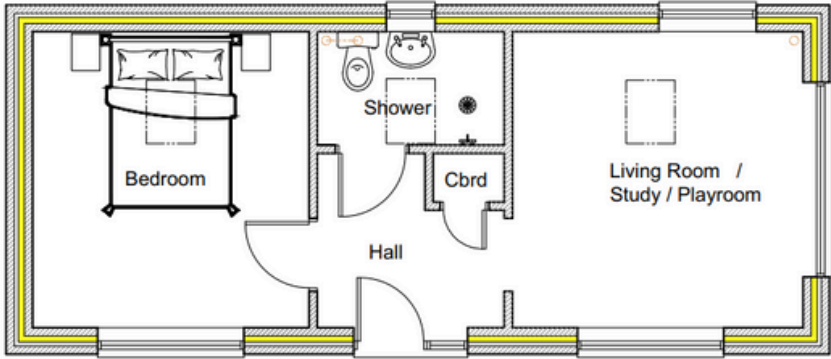
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Approved Planning for External Annex or garage



• Sparrow terrace nest box



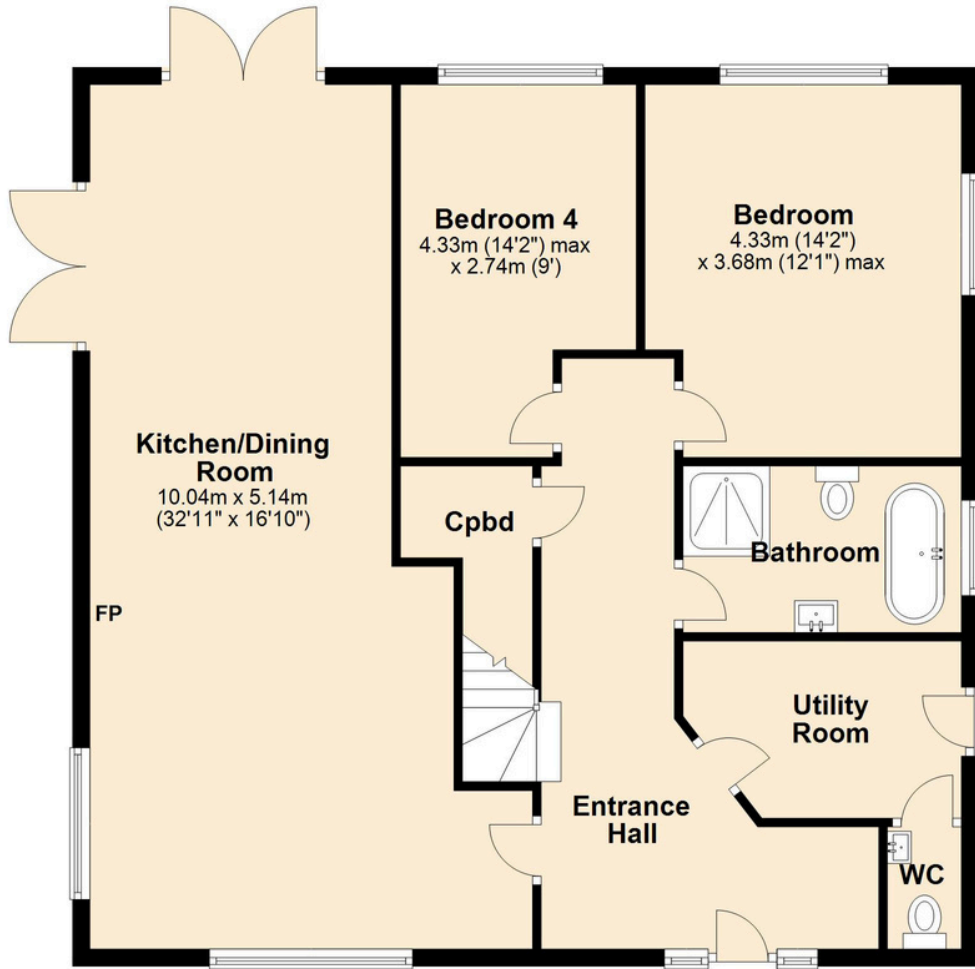
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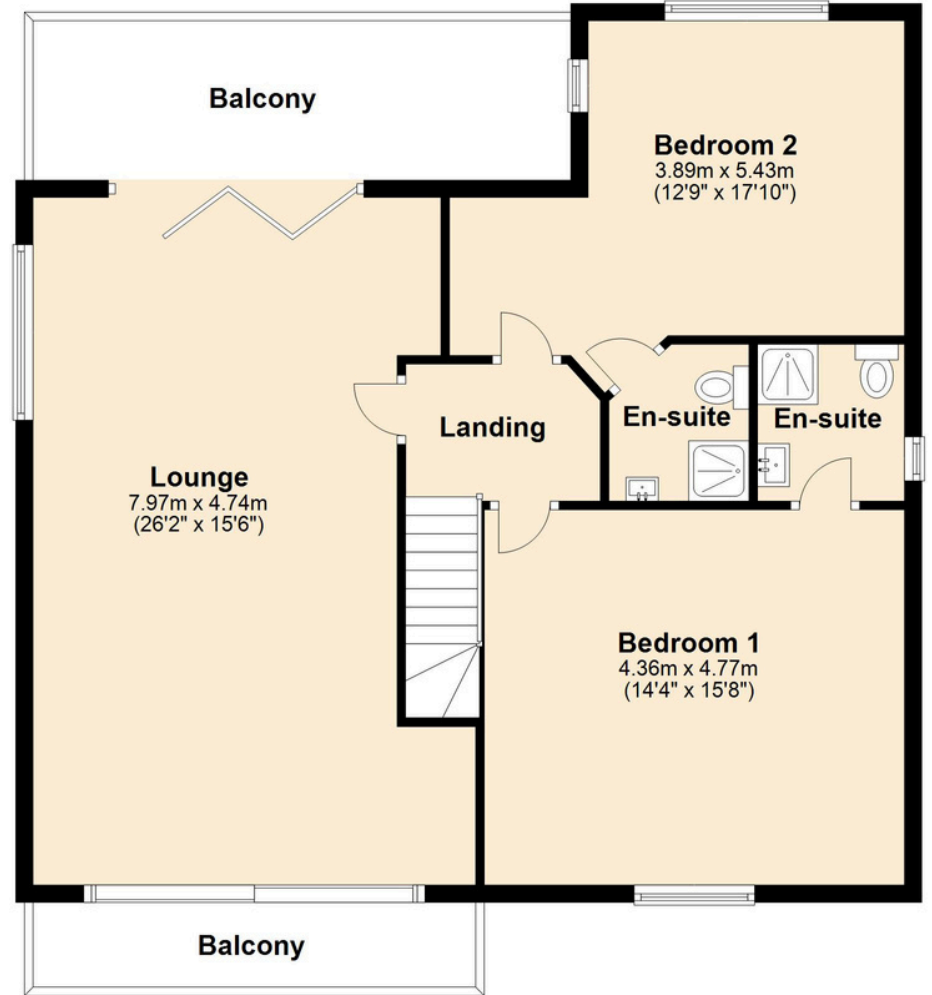
Ground Floor

Approx. 101.7 sq. metres (1094.2 sq. feet)



First Floor

Approx. 85.2 sq. metres (917.0 sq. feet)



Total area: approx. 186.9 sq. metres (2011.3 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.

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Computer Generated Image of Included Kitchen Design



Computer Generated Image of Included Kitchen Design



Computer Generated Image of Included Kitchen Design



Computer Generated Image of Included Kitchen Design



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A panoramic view of a village in Rhosneigr, Wales. The foreground shows rolling green hills with a stone wall and a utility pole. In the middle ground, there are several houses and a large stone wall. In the background, a church tower is visible on a hill, and the sea is visible in the distance under a blue sky with light clouds.

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