



Rhosneigr Property



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12 Norman Court, Beach Road, Rhosneigr, LL64 5QD

Key Features

- **BEACH ROAD LOCATION JUST 50 METRES FROM THE BEACH AND SEA**
- **CENTRAL TO EXCELLENT AMENITIES**
- **3 BED TOWNHOUSE**
- **LOG BURNER**
- **ELECTRIC HEATING**
- **OPEN PLAN LIVING WITH PATIO DOORS TO COURTYARD**
- **SINGLE GARAGE**
- **FORE COURT TO FRONT WITH SEA VIEW**
- **A MOST DESIRABLE LOCATION IN THIS LOVELY SEASIDE COMMUNITY**

In very close proximity to the beach, a 3 bedroom mid-townhouse with seating to the forecourt where superb views of the sea can be enjoyed. A perfect location for all the excellent amenities Rhosneigr has to offer. To the rear of the property, there is a private rear courtyard plus parking and a single GARAGE of 2.64m x 5.00m beyond with light storage to eaves. The accommodation briefly comprises: entrance porch to the front and small utility/store; an open plan living-dining-kitchen with log burning stove, fitted kitchen units and oven, sliding patio door to the courtyard at rear and an open plan staircase.

To the first floor, there is 1 double bedroom, 1 single bedroom and a shower room with white suite. The main bedroom is on the second floor where a glimpse of the sea can be enjoyed! There is a built-in cupboard/wardrobe to the top of the stairs. The property benefits from uPVC double glazing and electric heating.

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For more information
call
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01492 511111

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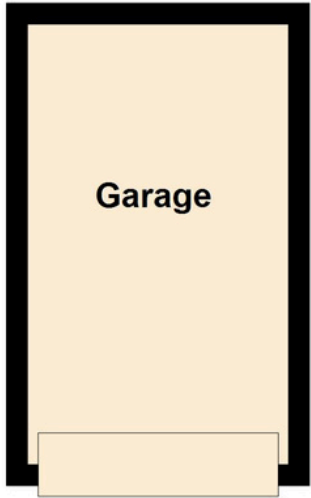
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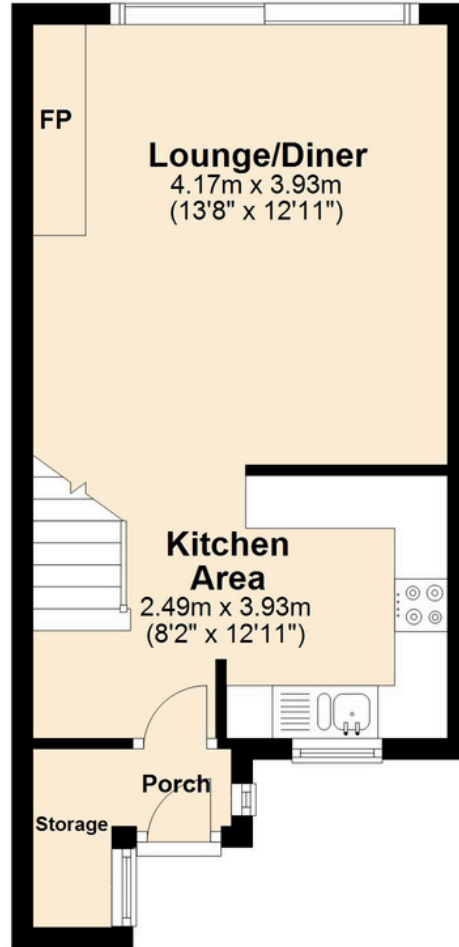
Outbuilding

Approx. 10.3 sq. metres (111.1 sq. feet)



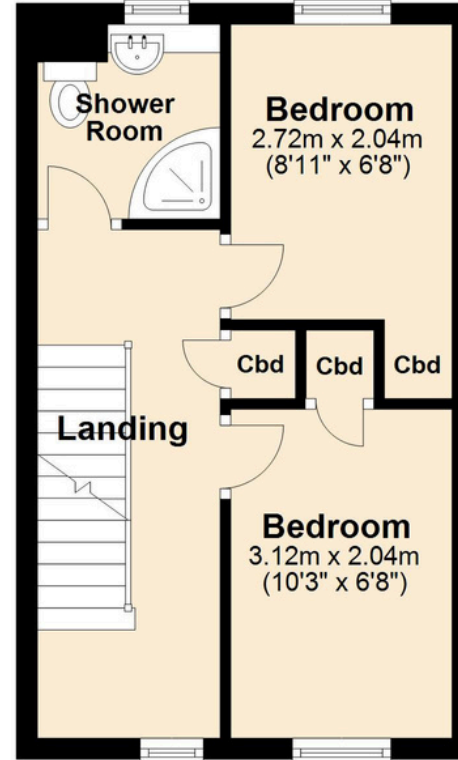
Ground Floor

Approx. 28.9 sq. metres (310.7 sq. feet)



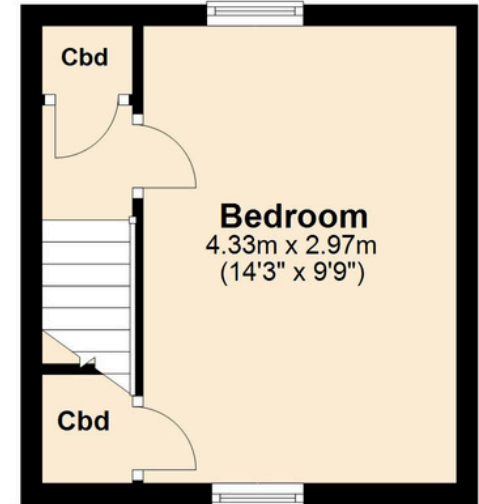
First Floor

Approx. 26.5 sq. metres (285.3 sq. feet)



Second Floor

Approx. 17.0 sq. metres (183.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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