



Rhosneigr Property



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**Tywod Pell, Malltraeth, Bodorgan, LL62 5AF**

**Key features**

- Located close to village amenities
- 1 mile from the train station
- Stunning views to estuary, mountains, forest & sea
- Versatile accommodation
- Very spacious lounge
- Dining-Kitchen
- 5 bedrooms
- 2 bathrooms
- Generous gardens
- Double Garage

**This spacious, detached property offers versatile accommodation with a large first floor lounge boasting spectacular views of the estuary, sea, forest and mountains. With five generously proportioned bedrooms and two bathrooms, this home is ideal for a large family. The good sized level garden is perfect for outdoor activities and there is a gated drive for ample parking. Excellent potential for creating further accommodation from the attached double garage and store.**

**Situated in a much sought after location within a short walk of the village and estuary and approximately 1.5 miles to the train station at Bodorgan.**

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A photograph of a bedroom. In the foreground, a bed is covered with a white duvet and has two pillows, one yellow and one brown. To the right, a window with white frames and yellow and grey chevron patterned curtains looks out onto a landscape with trees and a cloudy sky. Below the window is a white radiator. On the left wall, there is a small dark wooden shelf holding books, a small potted plant, and a framed picture. A yellow lampshade hangs from the ceiling. The floor is covered with grey wood-look planks.

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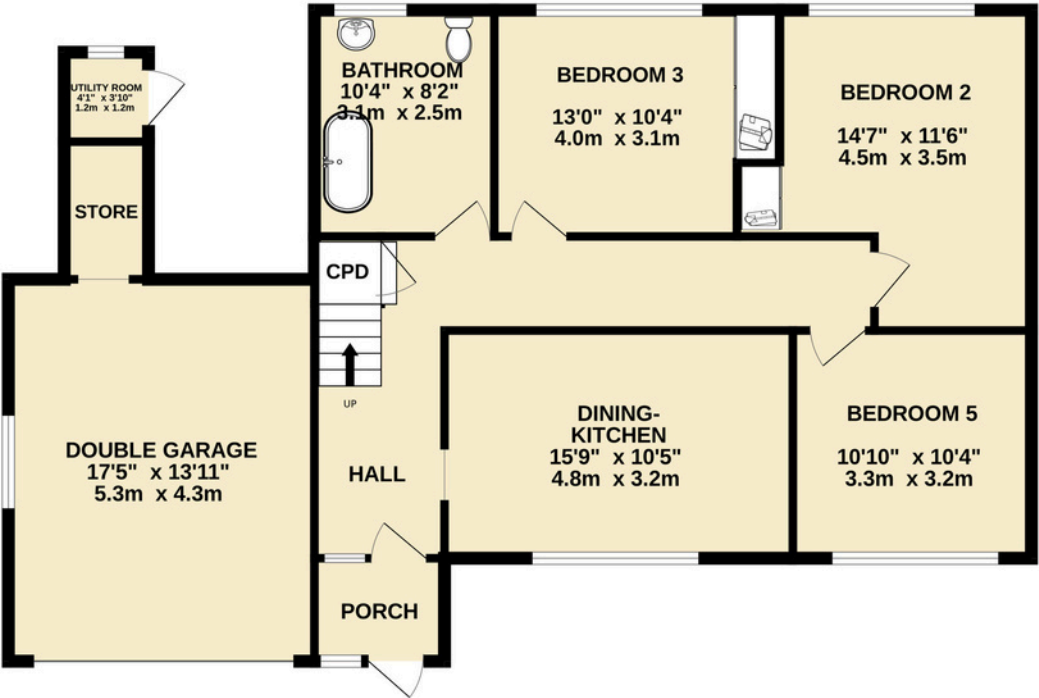
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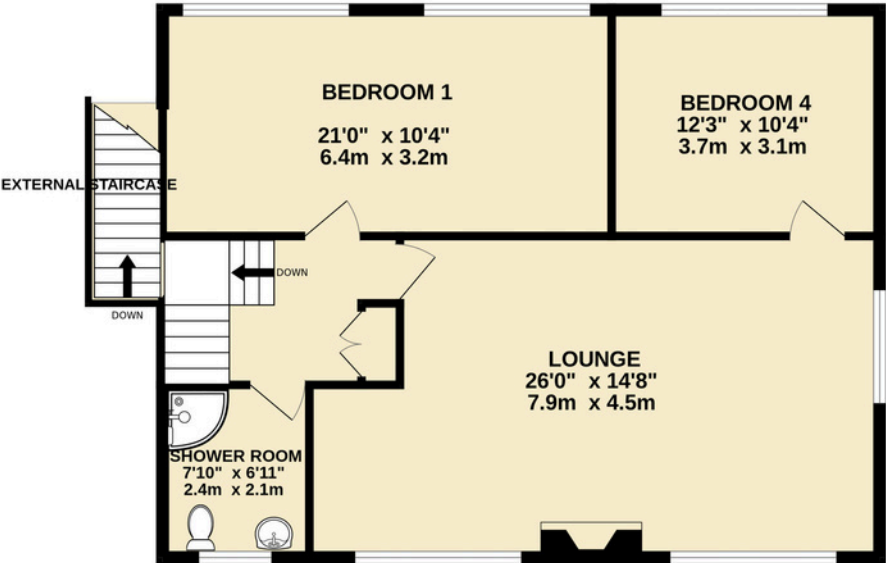
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GROUND FLOOR



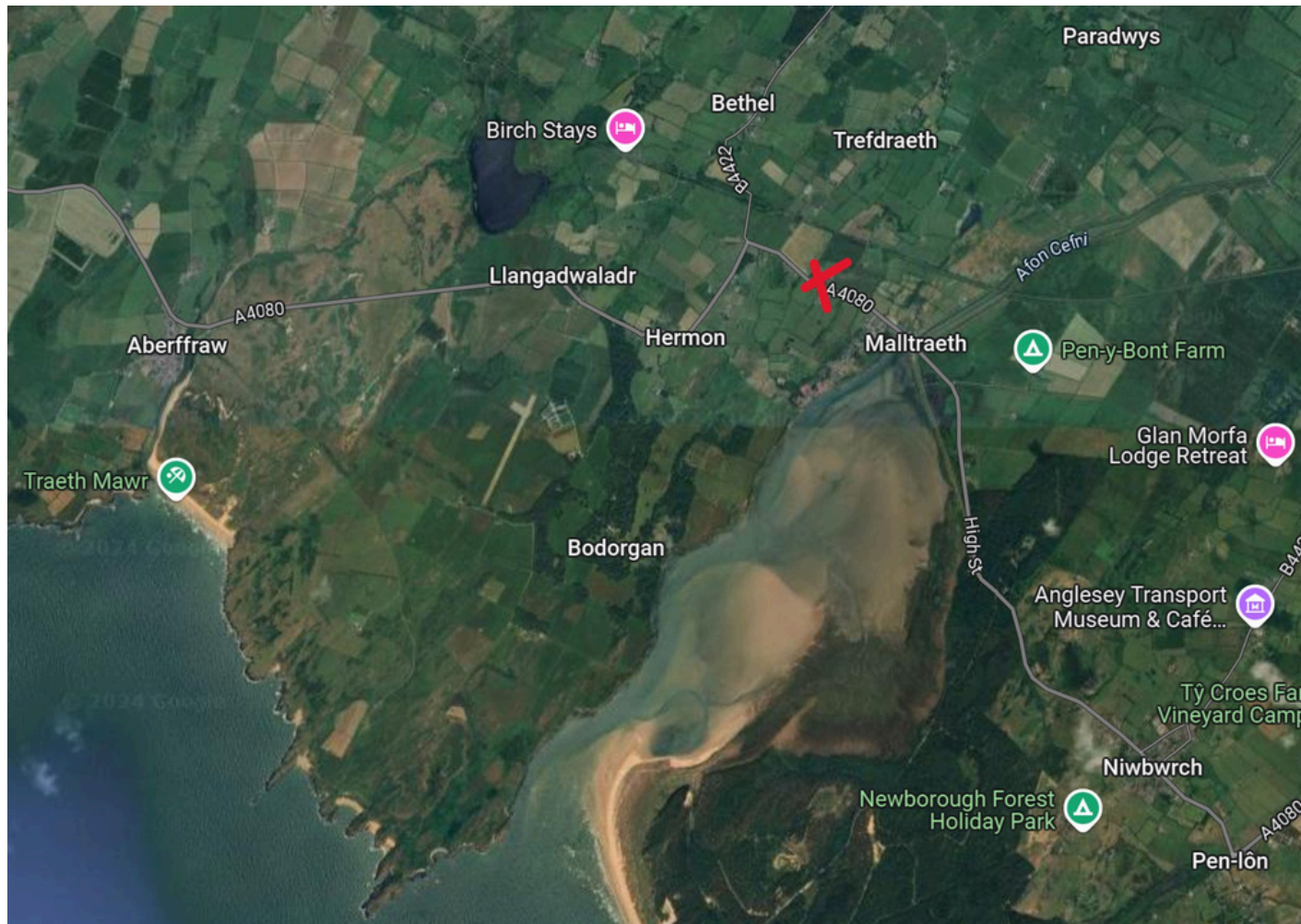
1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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