



Rhosneigr Property

A modern two-story white house with a prominent gabled roof. The second floor features a large glass balcony with a metal railing. The ground floor has a large glass front door and windows. The house is set in a garden with a green lawn and a circular trampoline. To the left is a light blue house, and to the right is a blue house. The sky is blue with some clouds. The text 'Rhosneigr Property' is overlaid in a large, semi-transparent blue font at the top and bottom of the image.

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A scenic view of a coastal town with snow-capped mountains in the background, seen through a window. The foreground shows a blurred window frame and a stone wall. The middle ground features a small town with white houses and a church, situated on a rocky shore next to a body of water. The background consists of large, rugged mountains with patches of snow under a cloudy sky. A utility pole and a street lamp are visible in the mid-ground.

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Tyddyn Traeth, LL64 5JD

Key features

- Impressive detached house
- Individually designed
- 2,600 square feet (excluding garage)
- 100 meters to beach
- Very short walk to village
- Spectacular sea & mountain views
- Main living areas to first floor
- Spacious balcony with views
- 4 double beds & 6 bath/showers
- Ample parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		

Description

Tyddyn Y Traeth is a truly exceptional coastal home, situated on one of Rhosneigr's most sought-after roads, just 100 meters from the beautiful Traeth Llydan/Broad Beach. From the moment you step inside, it is evident that this property has been meticulously cared for and cherished. It is with a heavy heart that the owners have decided to offer this stunning and unique home, which has brought them so much joy over the years.

Spanning an impressive 2,600 square feet, this individually designed and architecturally striking residence offers a seamless blend of luxury, comfort, and practicality. The ground floor features a welcoming entrance hall that leads to an inner hall with a statement oak-and-glass staircase, setting the tone for the high-quality finishes found throughout. A spacious reception room opens out onto a private decking area, creating an inviting space for relaxation. There are three generously sized double en-suite bedrooms on this level, ensuring comfort and privacy for family and guests. Two additional shower rooms, including one conveniently located off the garage, provide practicality for beach days, while a well-appointed utility room completes the ground floor.

On the first floor, the sense of space and light is further enhanced by a feature landing with dual aspects, offering glimpses of the spectacular surroundings. The main living area is open plan, combining a lounge, dining, and kitchen space that exudes modern elegance. The kitchen is fitted with high-quality appliances and Corian worktops, including a stylish breakfast bar. Large doors open onto an extensive balcony, where panoramic views of the sea and Snowdonia provide a breathtaking backdrop. The first floor also includes the luxurious master bedroom with en-suite facilities, a cloakroom/WC, and practical store rooms.

Outside, the property boasts manageable gardens, expansive decking, and the impressive balcony, ideal for entertaining or enjoying the peaceful coastal setting. A gated driveway with dual access offers ample parking, while the integral garage has been fitted with an extensive range of storage units for convenience.

Tyddyn Y Traeth is more than a house; it is a well-loved home filled with warmth and character, set in a prime location that showcases its stunning natural surroundings. It is also a gateway to the coastal lifestyle many aspire to, offering an unrivaled combination of elegance, comfort, and breathtaking views. An internal viewing is essential to fully appreciate the unique charm and extraordinary quality of this remarkable property.

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NO PARKING
IN THIS AREA
EXCEPT FOR
THE PURPOSES
OF THE
BUSINESS
OPERATIONS
OF THE
PROPERTY

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A modern kitchen with a central island, white cabinetry, and a patterned wallpaper wall. The kitchen features a central island with a light-colored countertop and a built-in cooktop. The island is surrounded by white cabinetry and drawers. The wall behind the island is covered in a patterned wallpaper. The ceiling has a recessed lighting fixture and a skylight. The floor is made of dark wood-look planks. There is a window on the right side with a striped blind. The overall aesthetic is clean and contemporary.

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A modern bedroom featuring a bed with a white and grey patterned duvet and a green and grey striped throw. The bed has a large, tufted green headboard. To the right of the bed is a white desk with a matching green and grey striped chair. The desk has several drawers and a white countertop. There are two windows with white blinds and green and grey striped roller shades. The floor is made of light-colored wood-look planks. The ceiling has recessed lighting and a smoke detector.

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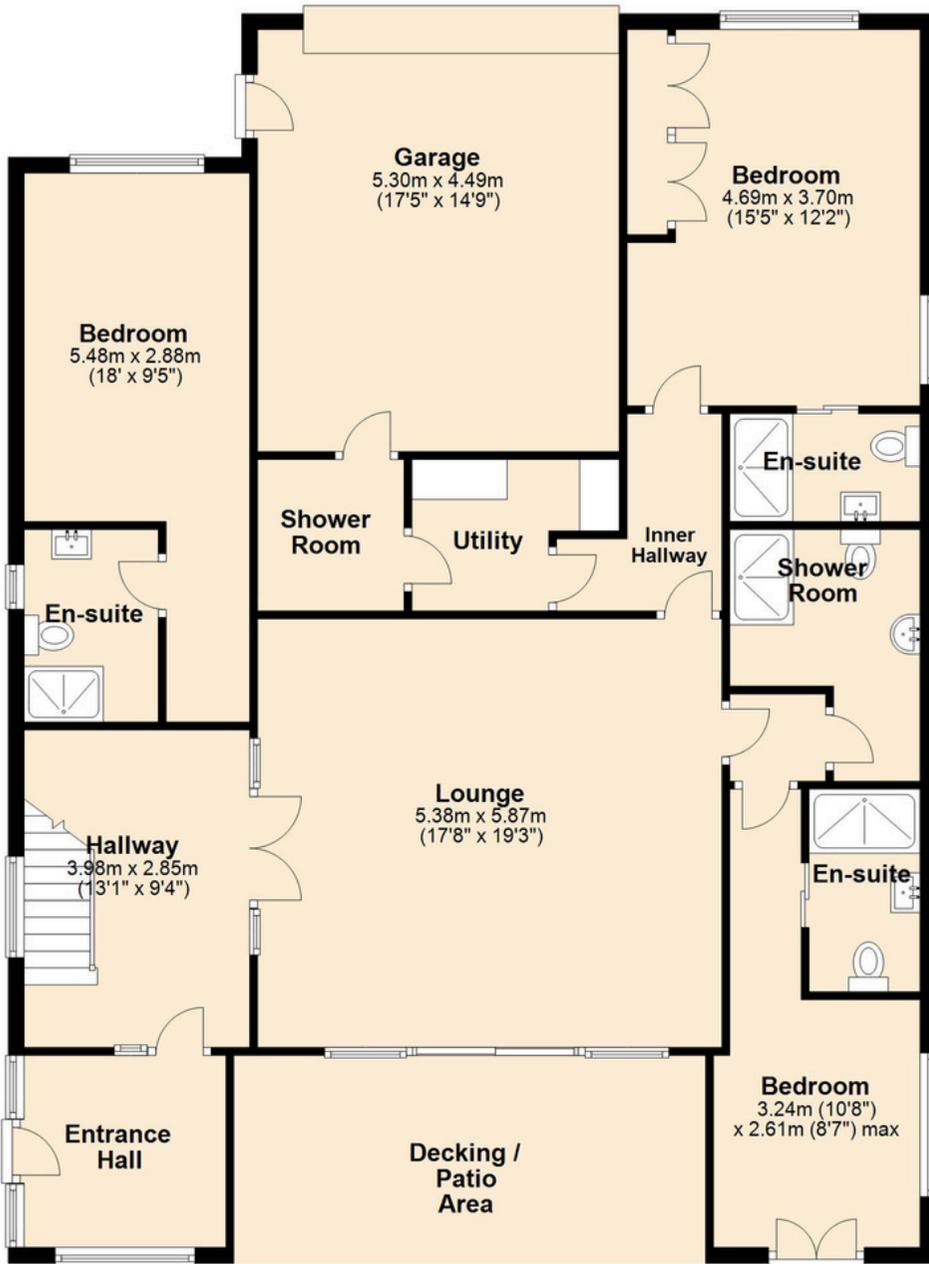
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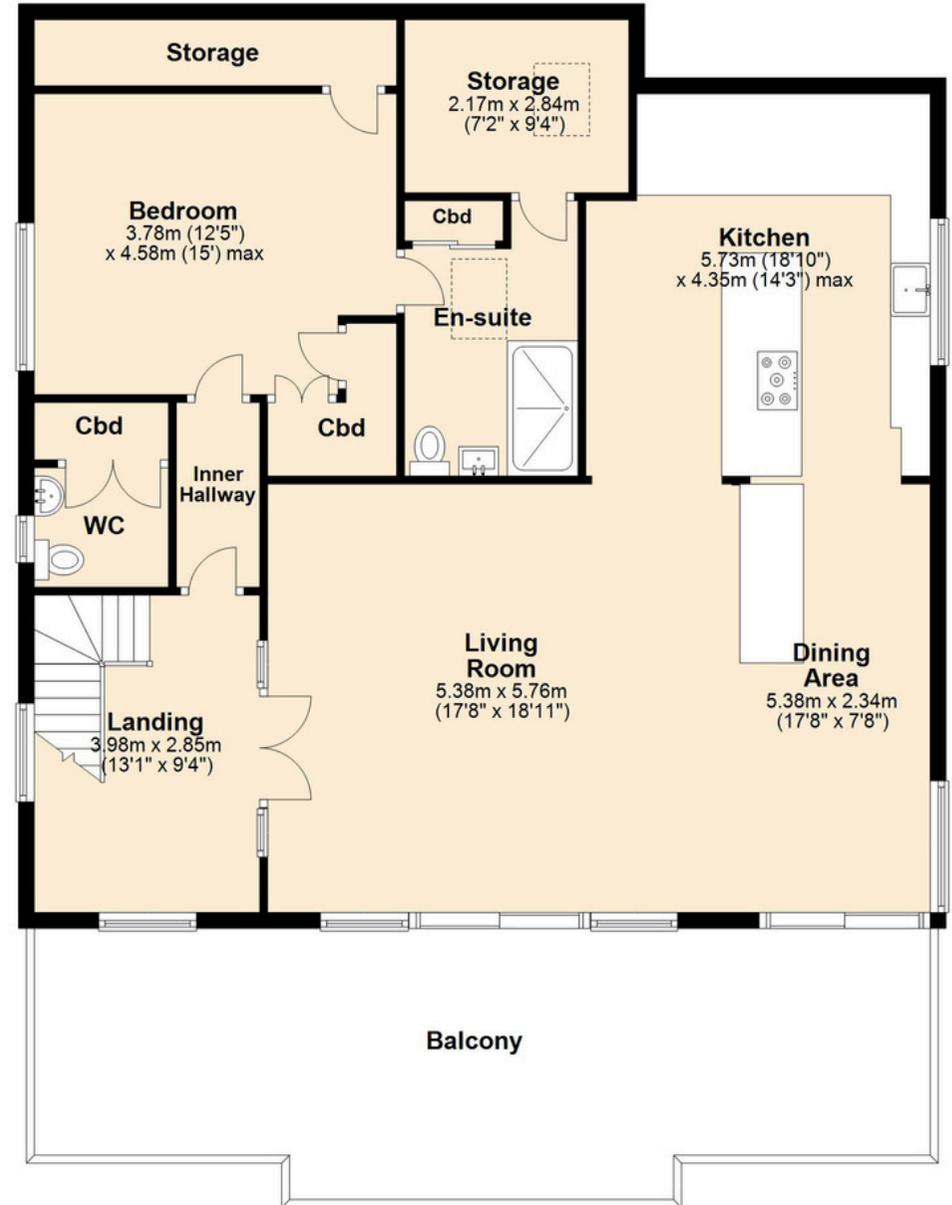
Ground Floor

Approx. 167.5 sq. metres (1803.4 sq. feet)



First Floor

Approx. 122.4 sq. metres (1317.5 sq. feet)



Total area: approx. 289.9 sq. metres (3120.8 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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A scenic view of a paved road leading towards a large, snow-capped mountain range under a clear sky. The road is flanked by stone walls and utility poles. A sign is visible on the left side of the road.

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A photograph of a pink house with a white door and a bay window, situated on a grassy hill overlooking a large body of water. The sun is low in the sky, creating a shimmering reflection on the water. A wooden fence is visible in the foreground on the right.

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