



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 surrounded by a green lawn with a circular trampoline. The sky is blue with some clouds. The text "Rhosneigr Property" is overlaid on the image in a large, blue, sans-serif font.

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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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A modern, open-plan living and dining area. The living room features a large grey sectional sofa with several colorful patterned cushions. In front of the sofa are three round, dark wood coffee tables. The floor is made of light-colored wood. A large abstract painting with orange, red, and blue hues is on the wall. The dining area is visible in the background with a white table and blue chairs. The kitchen area is also visible in the background. The room has large windows with striped curtains and a white built-in window seat.

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A modern kitchen interior featuring a large island with a light-colored countertop and a built-in cooktop. The island has white cabinetry with silver handles. In the background, there are white wall cabinets and a built-in oven. A wall with a vertical patterned wallpaper is on the left. The ceiling has a large square glass skylight and recessed lighting. The floor is made of dark wood-look planks. On the right, there is a sink with a chrome faucet and a window with a striped blind.

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A modern bedroom interior. On the left, a bed with a white base is dressed in white linens and a grey and green patterned throw. It features a large, bright green upholstered headboard. To the right of the bed is a white desk with multiple drawers, accompanied by a green upholstered chair with wooden legs. Two windows are visible, both covered with light-colored blinds featuring vertical green stripes. The room has a light grey wall, a white ceiling with recessed lighting, and a dark wood-look floor.

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A modern bathroom interior featuring a glass shower enclosure on the right, a white pedestal sink with a chrome faucet and a small mirror above it on the left, and a white towel hanging on a rack. The walls are covered in large, light-colored tiles, and the floor is made of wood-look planks. A window is visible on the far left.

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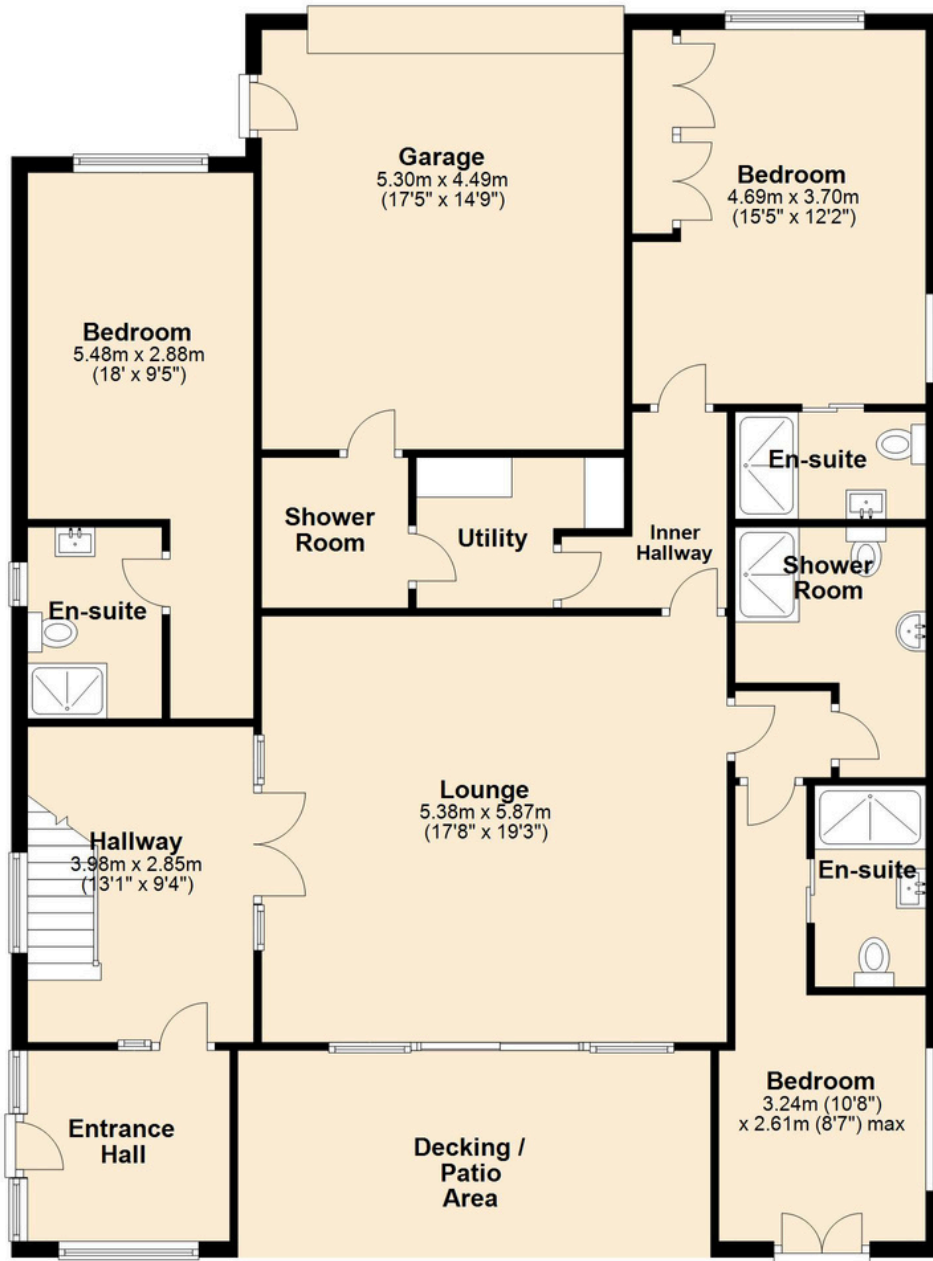
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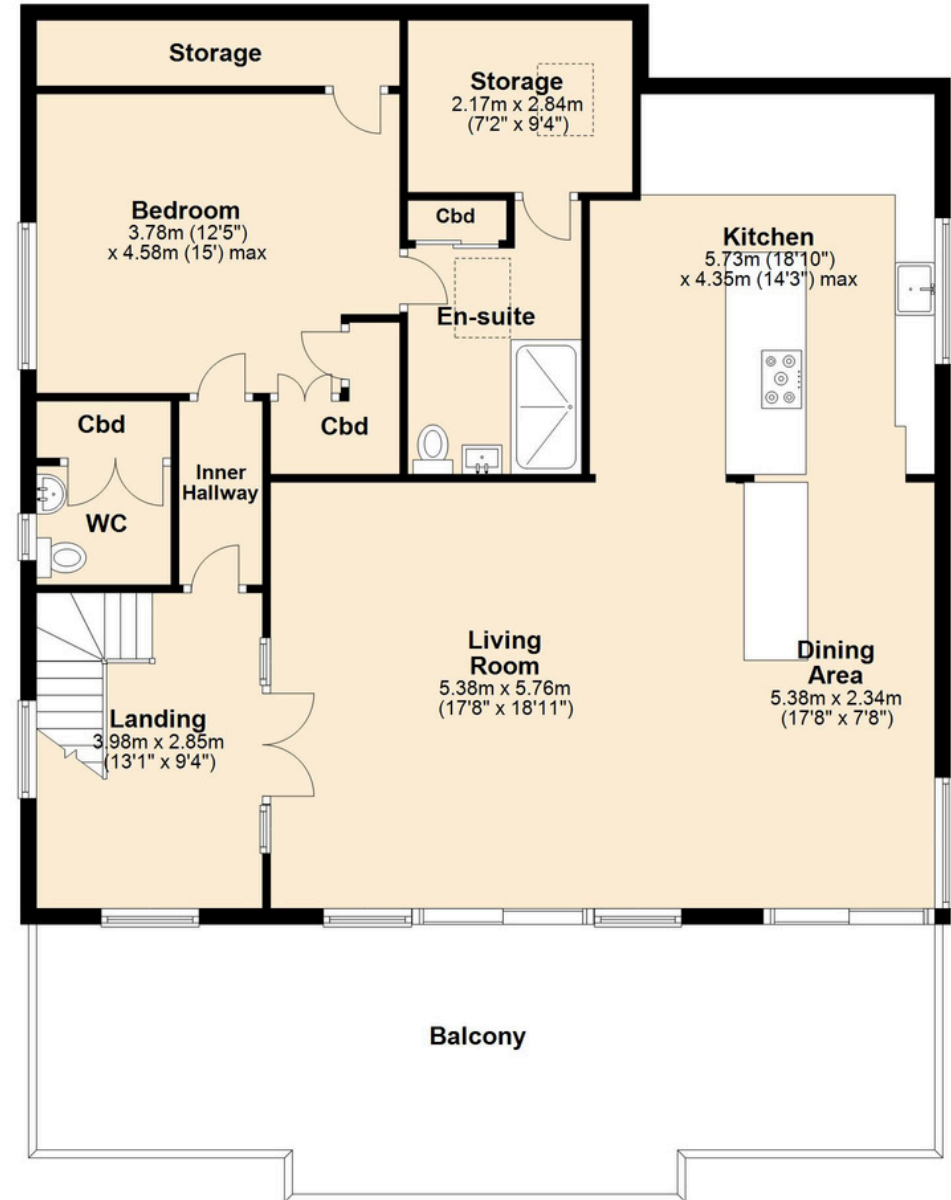
Ground Floor

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 landscape photograph showing a paved road that curves towards a range of large, rugged mountains covered in snow. On the left side of the road, there is a low stone wall and a tall utility pole. A small, rectangular sign is visible on the wall. The sky is a pale, hazy blue. The overall atmosphere is quiet and remote.

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A scenic view of a pink house with a white door and a bay window, situated on a green lawn overlooking a large body of water (likely the sea) under a bright, hazy sky. The sun is low on the horizon, creating a strong reflection on the water. A wooden fence is visible in the foreground on the right.

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