

 **Rhosneigr Property**
RHOSNEIGR'S LOCAL ESTATE AGENT

01407 810824



www.rhosneigrproperty.co.uk



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Station Road, Rhosneigr - £695,000

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**Fern Lodge, Station Road
Rhosneigr, LL64 5QP**

Key features

- Rhosneigr Village location
- 200 meters to the beach
- Stunning upper floor sea views
- Victorian semi-detached
- Character property
- Beautifully presented
- 2 Reception rooms
- 7 Bedrooms
- Sleeps up to 17
- 3 Bath/shower rooms

An exceptionally well presented 19th century semi-detached house offering extensive accommodation over 3 floors. Situated in this most desirable location just 200 meters from the beach and with stunning views from upper floor windows, internal viewing is absolutely essential to fully appreciate. With high quality fittings throughout and beautiful decor, this delightful character residence comfortably sleeps 17 and has proved a highly successful holiday let over recent years. Local amenities including Anglesey Golf Club, restaurants, shops and of course the fabulous beaches with water sports and Coastal Path are all within a short walk as is Rhosneigr train station with services to Holyhead, Bangor, Chester, and central London.

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The accommodation comprises, on the GROUND FLOOR: entrance vestibule with original Victorian tiled floor; imposing hall with spindled and panelled staircase with cupboard below, attractive tiled floor and wainscoting; spacious lounge with large bay to front and open fire to cast iron inset; dining room which currently has a table for 10 - 12 people and with double French doors to courtyard; beautiful modern breakfast-kitchen with Shaker style units, granite worktops, island unit with breakfast bar and dishwasher (cooker and fridge-freezer optional), a large shelved double kitchen cupboard suitable for microwave etc with drawers below, under floor heating; utility room with ample storage cupboards, housing for washing machine and dryer plus pantry and a modern shower room. To the FIRST FLOOR, there are 3 double bedrooms and 1 single plus shower room. The SECOND FLOOR has a sitting room (or additional bedroom) with double French doors to a glazed Juliet balcony affording spectacular views beyond the neighbouring houses to the beach, sea, sand dunes and the RAF runway. There are a further 2 double bedrooms and 1 single plus bathroom.

Externally, there is a small garden forecourt and to the rear, a private courtyard with a store and large outbuilding requiring some attention but suitable for adaptation to a variety of uses or if removed, to create a larger garden area.

The property has the benefit of uPVC double glazing and gas (LPG) central heating (no radiator to ground floor shower room); integrated smoke (heat & carbon) alarms; dual fuel bath/shower radiators.

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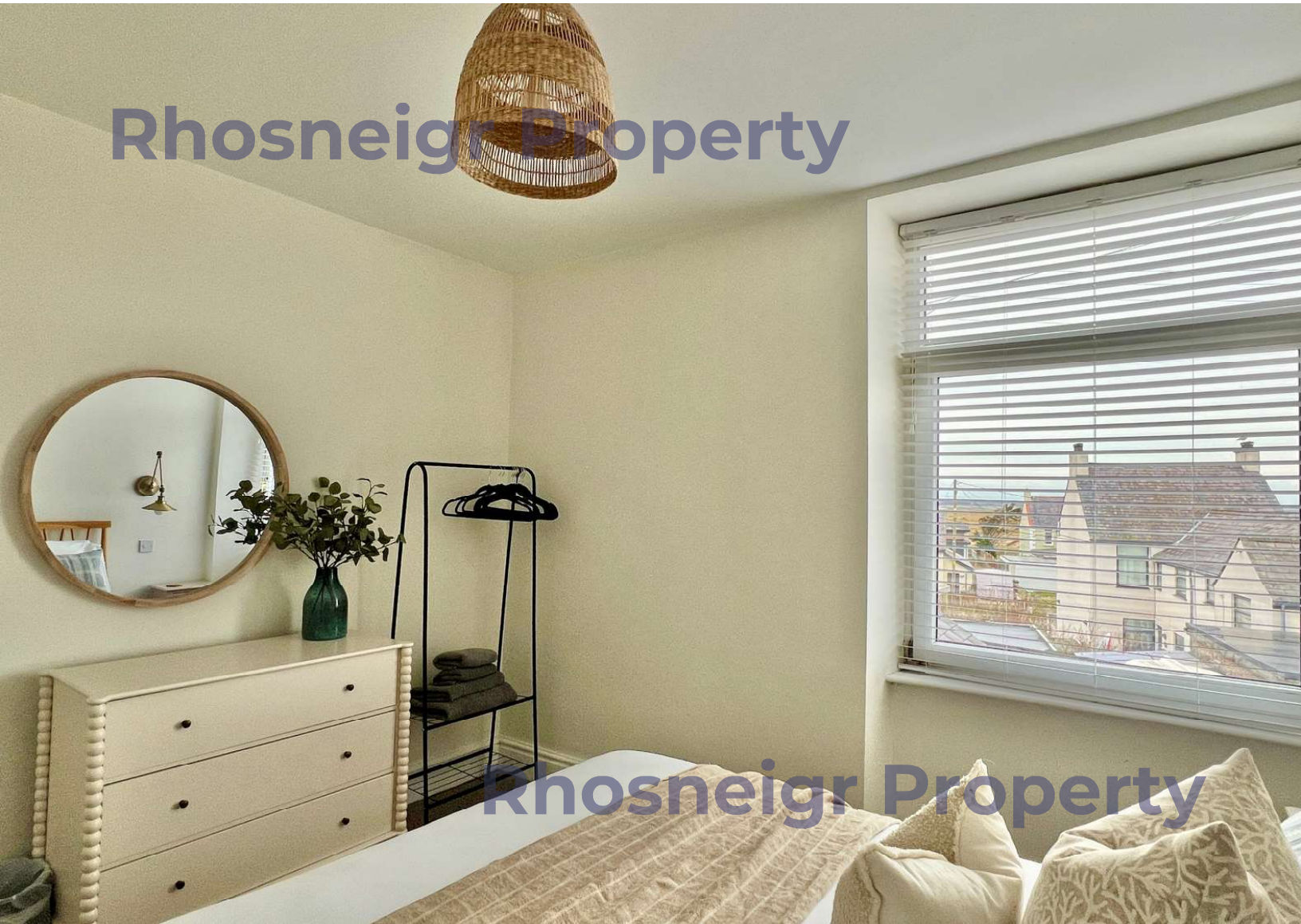
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A scenic sunset over a coastal town. The sun is low on the horizon, casting a warm orange glow across the sky and reflecting on the water. The foreground shows the silhouettes of buildings and rooftops. The text "Rhosneigr Property" is overlaid in a semi-transparent blue font.

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Ground Floor

Approx. 77.6 sq. metres (835.2 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.7 sq. feet)



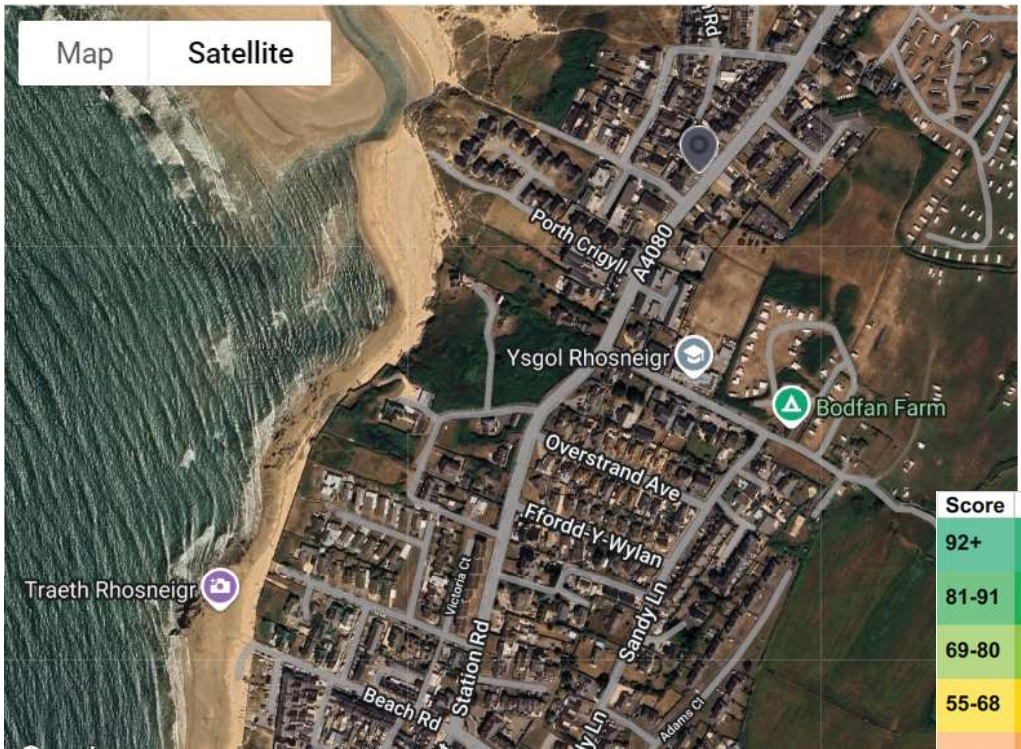
Second Floor

Approx. 58.1 sq. metres (625.0 sq. feet)



Total area: approx. 195.3 sq. metres (2101.9 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F		
1-20	G	10 G	