





Rhosneigr Property



**Gwynant, Station Road,
Rhosneigr, LL64 5JX**

Key features

- **200 meters to beach**
- **Superb central location**
- **Sea views from 1st floor**
- **Substantial link-detached**
- **Enclosed Garden & Drive**
- **Plus modern detached Annex**
- **3 Reception rooms in total**
- **6 Bedrooms in total**
- **Extremely well presented**
- **Access at rear to Beach Road**

Situated within 200 meters of the beach and enjoying fabulous first floor sea views, a good sized plot with enclosed garden, gated drive and a superb single storey ANNEX, this substantial link-detached property must be inspected to fully appreciate. Extremely well presented with character and modern fittings throughout, the main residence comprises an imposing and spacious hall with spindled staircase; lounge with bay window to front and log burning stove; dining room with tri-fold doors to rear decking and log burning stove; beautifully fitted modern kitchen with appliances, breakfast bar and under-stairs storage; utility room; 4 first floor bedrooms, the rear having tri-fold doors to the balcony and superb sea views beyond the neighbouring properties. There is a modern shower room and a separate bathroom.

Externally, the modern detached ANNEX comprises a good sized living area with 2 sets of tri-fold doors opening onto the decking and a log burning stove. The open plan kitchen has fitted units and appliances. There are 2 double bedrooms and a beautiful shower room with large glazed shower, WC and washbasin. There is underfloor heating and ample skylights allowing maximum light.

The fully enclosed garden with various composite decking areas and lawn ensures the sun will be shining somewhere at all times! The personnel gate to the rear lane leads straight onto Beach Road giving easy and safe access to the beach. There is a remote controlled sliding gate to Station Road with parking for several vehicles/boat.

Centrally located with excellent amenities on the doorstep and within easy walking distance to Anglesey Golf Club, coastal path, primary school and train station.

The property is understood to be freehold; Council Tax Band E; LPG central heating; uPVC double glazed.

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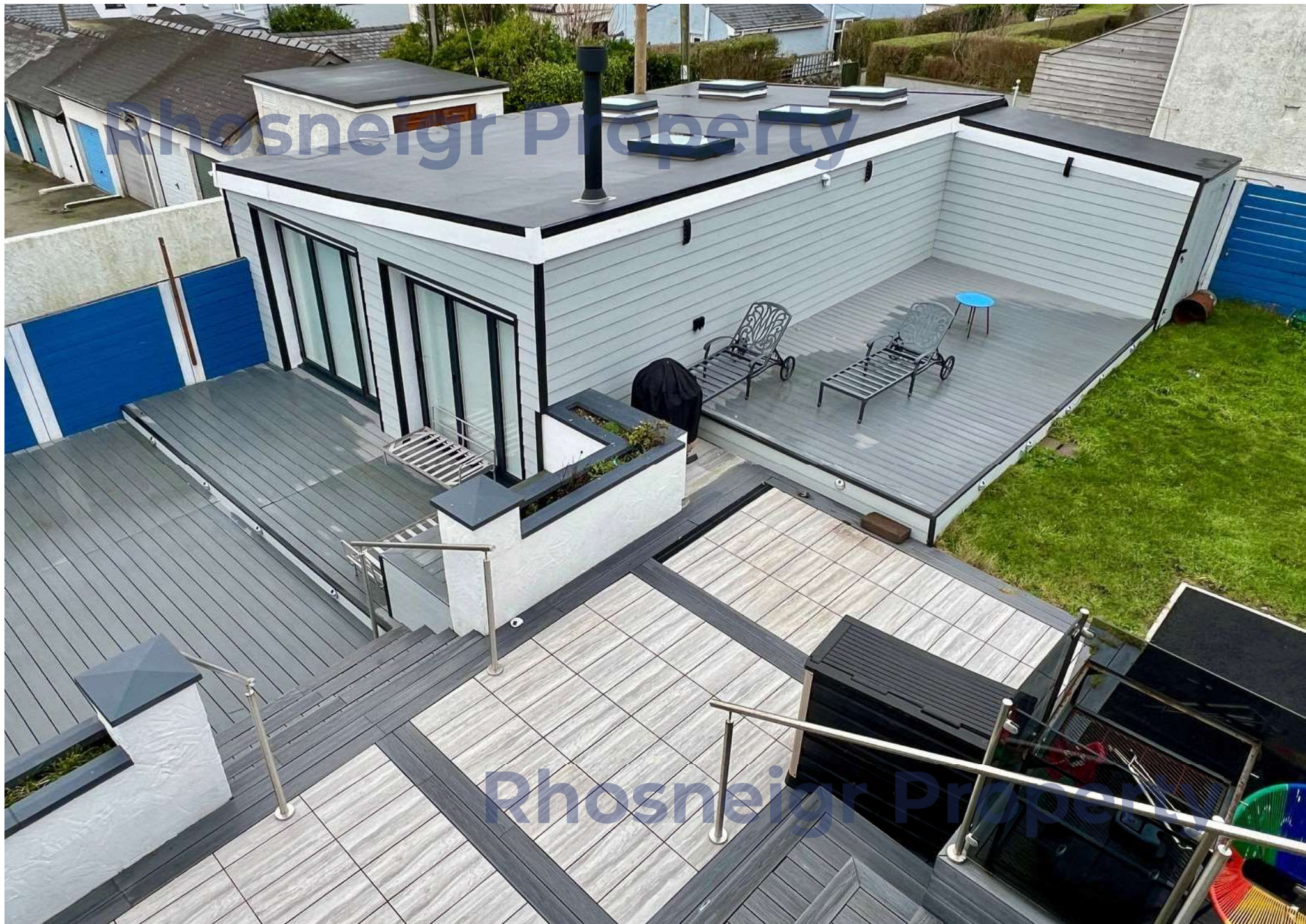


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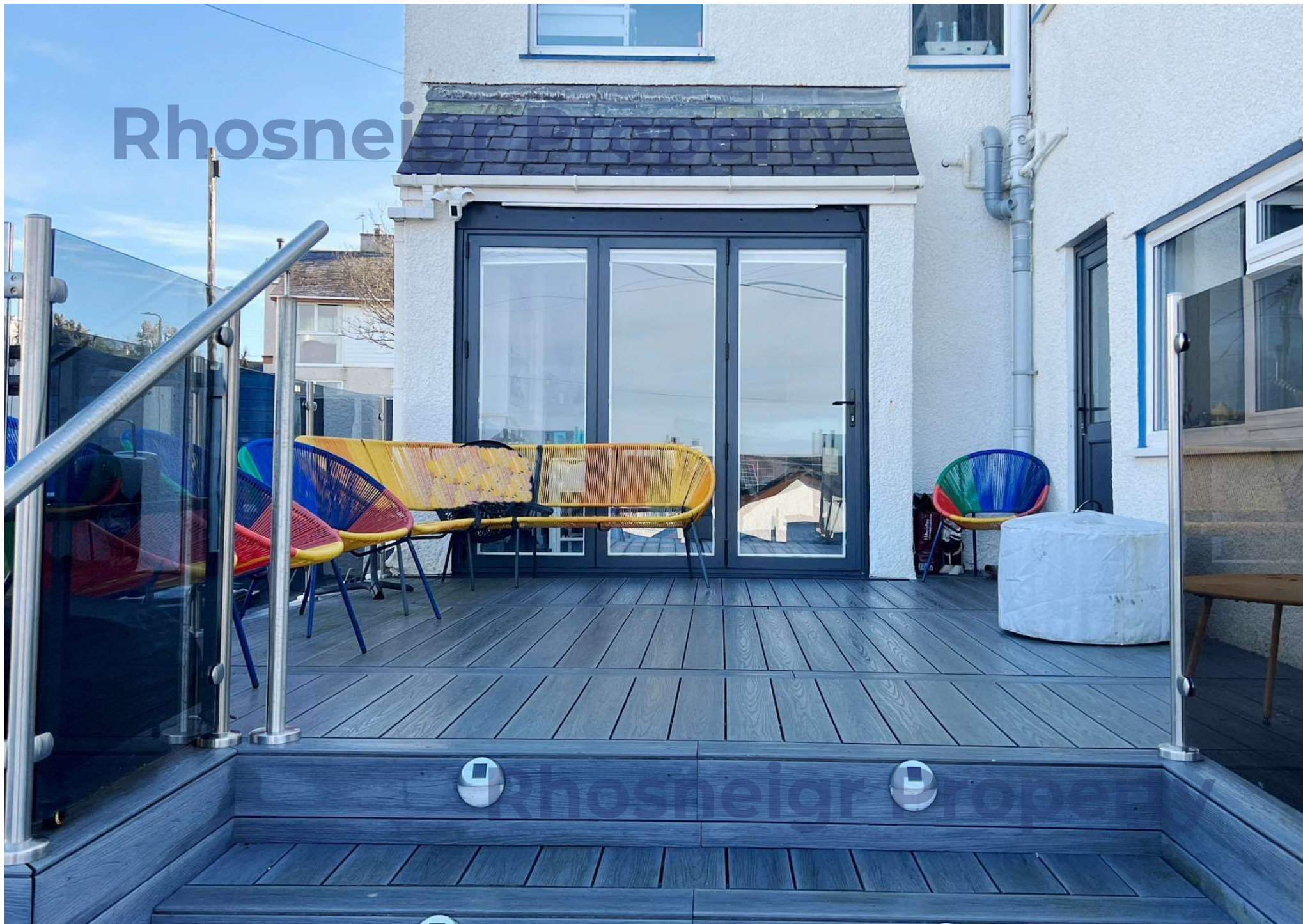
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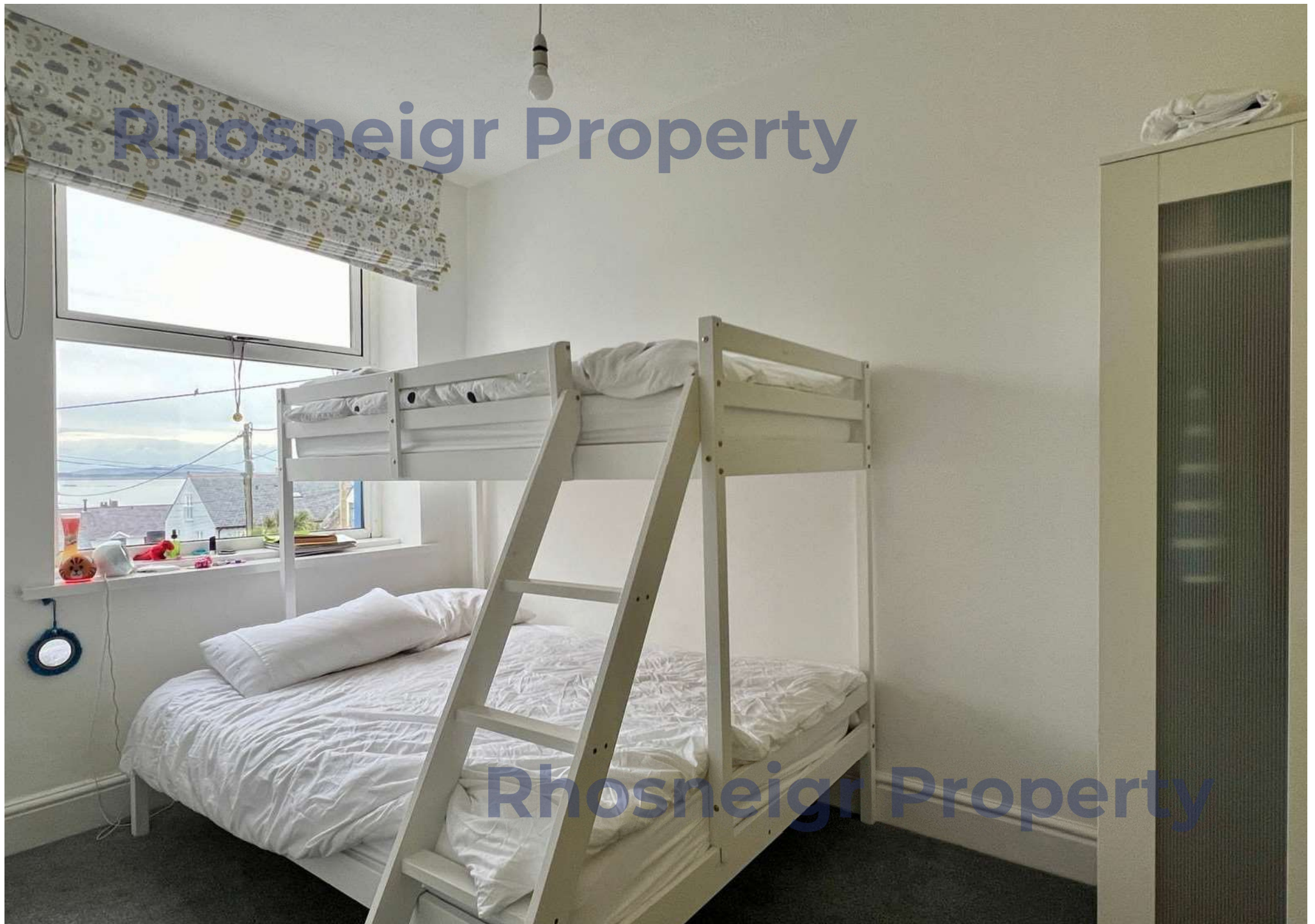
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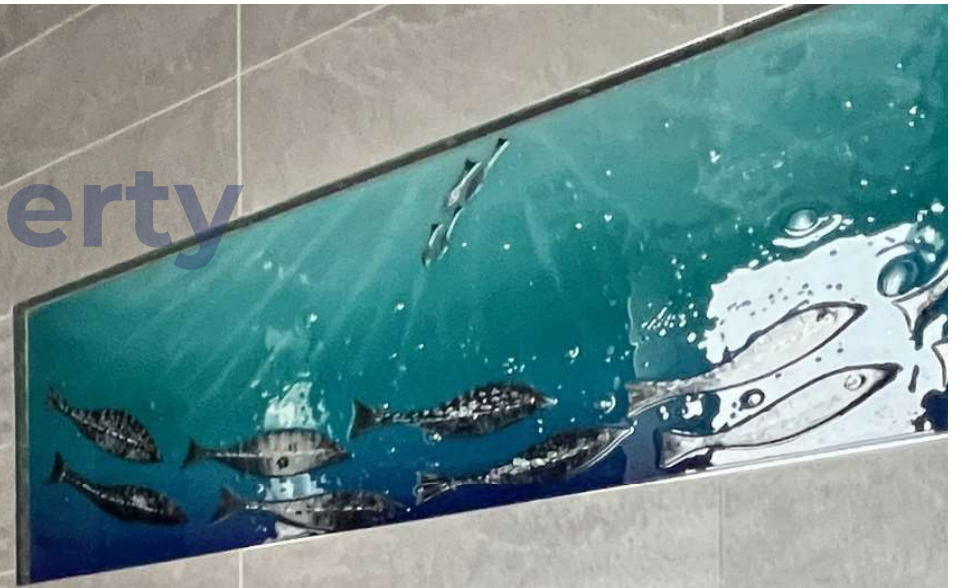


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A photograph of a modern living room. In the foreground, a blue velvet sofa is adorned with several bright, colorful cushions in shades of blue, red, and yellow. The room features light-colored wood-look flooring. In the background, a kitchen area is visible with white cabinetry, a black countertop, and a black range hood. A large black television is mounted on the wall. The text "Rhosneigr Property" is overlaid in a large, semi-transparent font across the top and bottom of the image.

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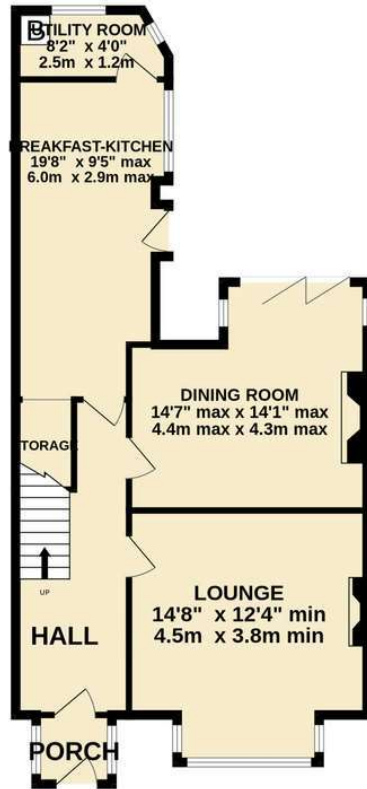
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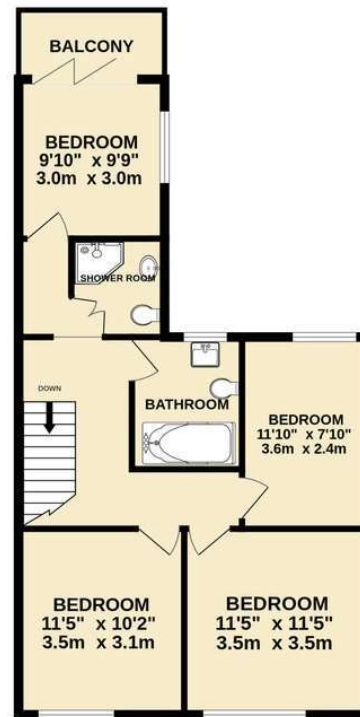




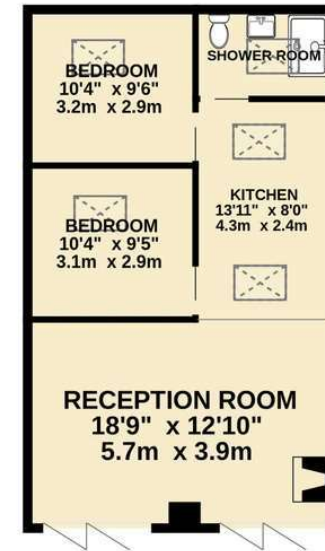
GROUND FLOOR



1ST FLOOR



ANNEX



2 STOREY HOUSE + ANNEX

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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