



# Rhosneigr Property



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## **39 Bodorgan Square, Aberffraw, Anglesey, LLL63 5BX**

### **Key features**

- **Substantial detached**
- **Large outbuildings**
- **Garage & Gardens**
- **Fantastic views**
- **3 reception rooms**
- **5 bedrooms**
- **50m to estuary**
- **Beach & dunes on doorstep**
- **Historic village**
- **Dunes with SSI status**

Enjoying fabulous views to sand dunes and within a stone's throw of the estuary, a deceptively spacious 5 bed detached house with garden, garage, barn and outbuildings. Located in the historic village of Aberffraw, once a royal residence and the capital of the kingdom of Gwynedd, this unique property, formerly 2 houses, is situated in the square and just 50 meters from the estuary with wonderful walks along the sand to the beautiful Traeth Mawr beach. Whilst the property could easily be adapted to create self-contained accommodation and make further use of the outbuildings which extend to approximately 60 square meters, the present layout is perfectly suited for a large family and includes 3 reception rooms, farmhouse style dining-kitchen with Aga, 5 bedrooms and large balcony with superb views. Viewing is absolutely essential to fully appreciate every aspect of this substantial property.

The accommodation comprises, on the GROUND FLOOR: a good sized hall with spindled staircase, tiled floor and space for furniture; double doors lead to the spacious lounge having a substantial fireplace with multi-fuel burning stove and with windows to front and rear; dining-kitchen with ample fitted units and navy blue solid-fuel Aga (currently disconnected); the inner hall with doors to outside and garage, leads to a store room, utility room with shower cubicle, WC and 2nd lounge/dining room with door to front via vestibule and a door to the study/6th bedroom. To the FIRST FLOOR, there is a low-level door to the large balcony which affords stunning views across the dunes which have SSI status (Special Scientific Interest); 3 good sized double bedrooms (1 could easily be split to create 2); 2 single bedrooms and a bathroom with champagne suite and airing cupboards. Gas (LPG - Flogas) central heating; uPVC double glazed; Mains drainage.

EXTERNALLY, there is a uPVC double glazed conservatory of 4.6m x 3.2m with doors to outside (no access direct to house); the large garage with access to the house, measures 4.5m x 3.9m and has a remote controlled roller shutter door and access to a separate store room of 2.65m x 1.5m. The detached outbuildings have been partly re-roofed in recent years and offer great storage and potential for further use.

The good sized gardens to side and rear, being elevated from the road, provide great privacy and views with all-day sunshine and both sunrise and sunsets being enjoyed!

DIRECTIONS: Located within Bodorgan Square which is just off the A4080 on the corner of Llewelyn Street and Stryd Y Bont. Access to the rear where there is ample parking. Less 7 miles to the A55 with a number of secondary schools and other amenities conveniently placed and less than 4 miles to Rhosneigr.

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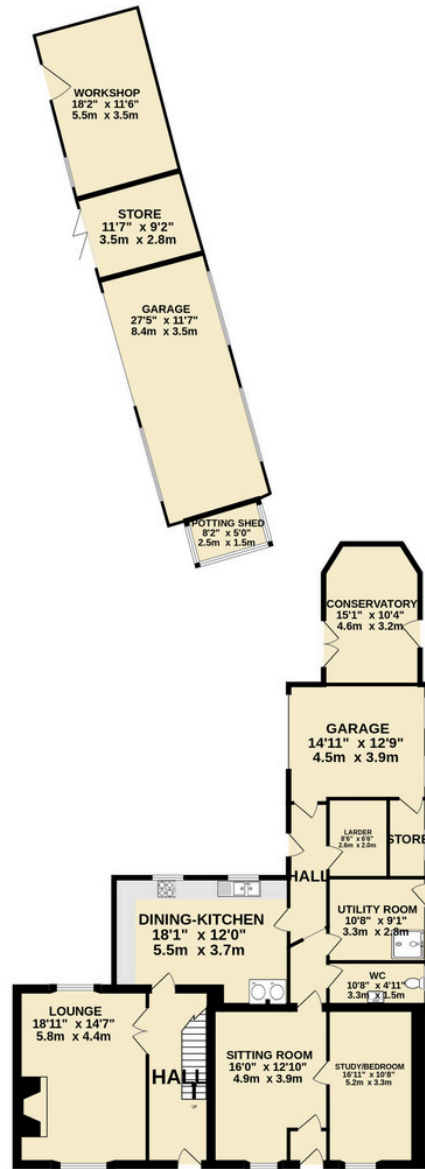
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GROUND FLOOR



1ST FLOOR

