

# Rhosneigr Property

RHOSNEIGR'S LOCAL ESTATE AGENT

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# Cartref Lodge - Rhosneigr £440,000



3 bedroom detached cottage  
2 reception rooms  
Charming character property  
Close to the beach and village centre

Beautifully presented with character features.  
Off road parking for 2 cars  
Private garden  
Gas Central heating

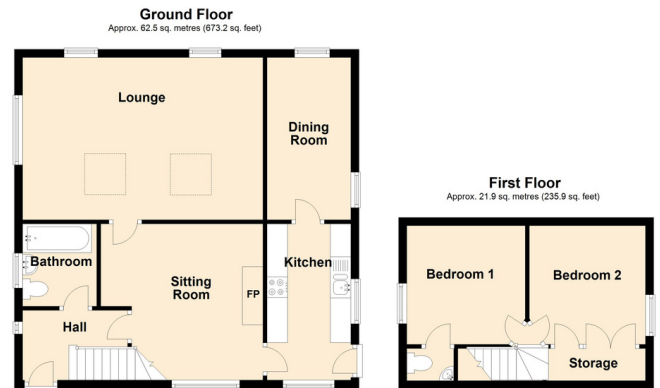
Located in a secluded spot between Station Road and Sandy Lane, Cartref Lodge has a hardstanding to the north elevation with parking for cars, boats etc and a private yard to the rear. This two storey cottage dates back 200 years and once formed part of one of the farm holdings in Rhosneigr.

The accommodation briefly comprises Entrance Hall, Kitchen, Sitting Room, Lounge, Family Bathroom and 3rd bedroom to the Ground Floor. 2 Bedrooms and En-suite WC to the First Floor. Outside there is a decked sitting out area and the essential store room for beach paraphernalia.

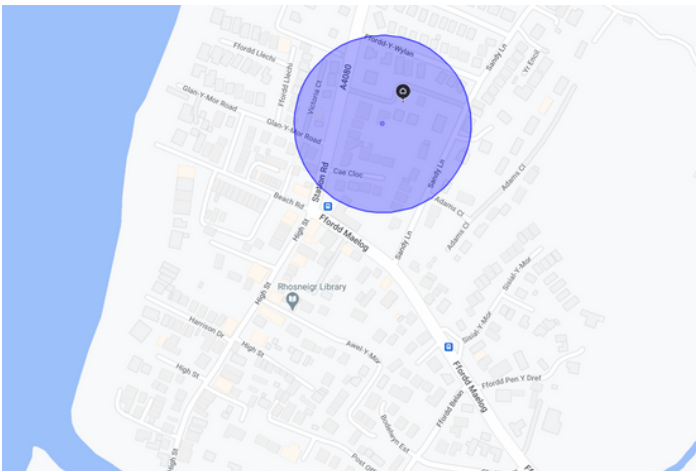








Total area: approx. 84.5 sq. metres (909.0 sq. feet)  
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are



### Ground Floor

- Hall 2.00m x 2.30m
- Family Bathroom 2.00m x 2.20m
- Sitting Room 3.80m x 3.90m
- Kitchen 4.00m x 2.10m
- Lounge 4.40m x 3.30m
- Bedroom 3 3.00m x 1.80m

### First Floor

- Bedroom 1 2.90m x 2.90m (Ensuite WC)
- Bedroom 2 2.90m x 2.90m