

12 Waterfront
Rhosneigr



Andrew J Nowell
& Company



12 The Waterfront, Rhosneigr, LL64 5AD

A unique opportunity to acquire a four bedroom property in this exclusive development in Rhosneigr.

- Stunning Views
- 4 Bedrooms
- Built in 2012
- Open Plan Living

12 The Waterfront is situated a short walk from the village centre with stunning panoramic views across the sea.

On the ground floor is an entrance hall, cloakroom WC, garage and two bedrooms and an en-suite bathroom.

To the first floor there are two further bedrooms and the family bathroom with doors opening onto the large balcony/terrace.

The second floor holds the Living Dining Kitchen with Juliette balcony. The kitchen has high gloss contemporary units, kitchen island and integrated Neff appliances. There is an upper mezzanine level with a sitting area and balcony with stunning views.

Externally the property is approached via a set of electric gates which leads to the allocated parking. There is a large balcony providing great outdoor seating with sea views.





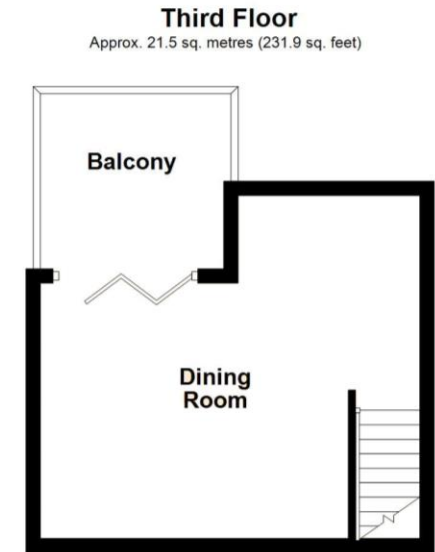
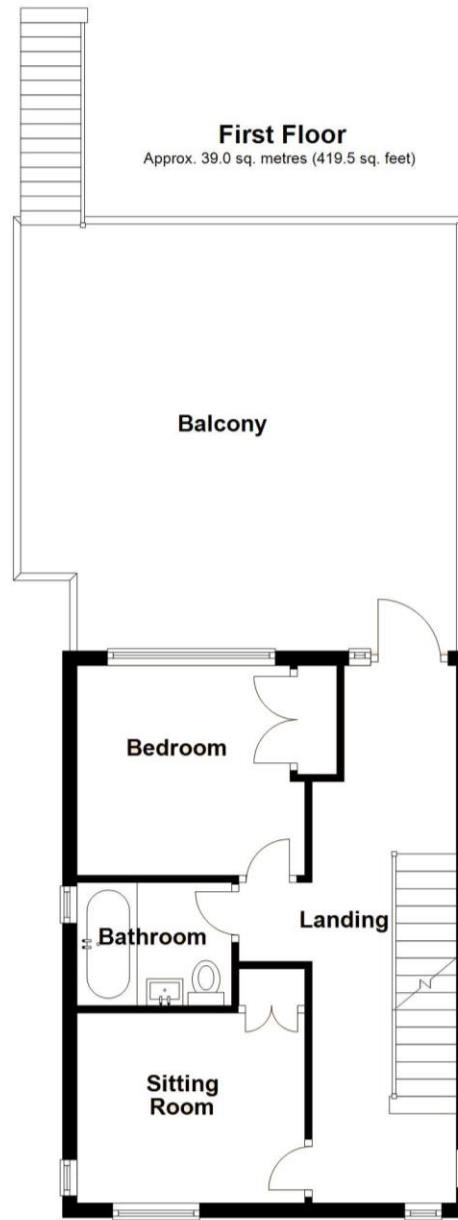
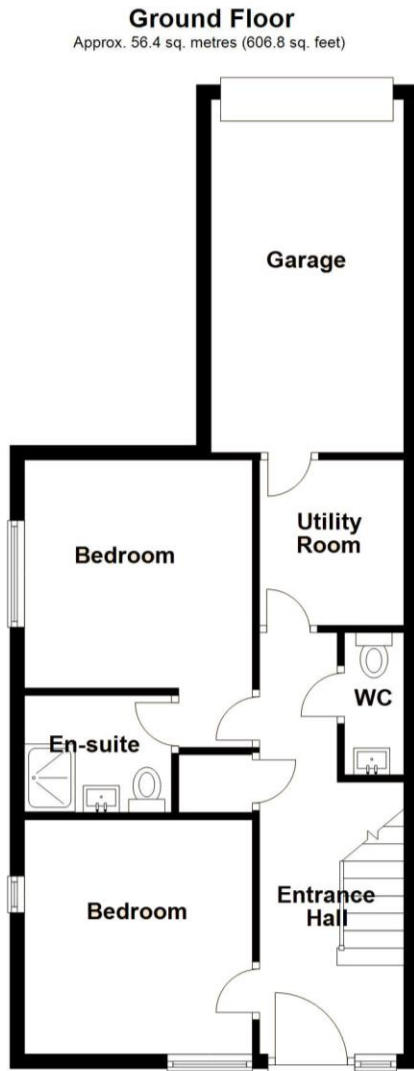
Postcode – LL64 5AD

What 3 Words – clutches.juggle.lodge

Council Tax Band – F

EPC Rating – C

Tenure – Leasehold (Share of Freehold)



Total area: approx. 159.5 sq. metres (1716.4 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.

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

**Andrew J Nowell
& Company**

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.