



Offers In The Region Of

Rhiangwyn & Rhiangwyn Cottage Llanrhyddlad

Llanrhyddlad, LL65 4HP

- Substantial Detached House With Adjoining Detached Cottage
- Cottage 3 Bedrooms/1 Bathroom/1 Reception
- Stunning Sea And Countryside Views & Around 2 Miles To Pretty Beach Of Porth Swtan, Chuch Bay
- Outside Decking Terrace Areas & Bar Entertaining Areas
- House 5 Bedrooms/3 Bathrooms/4 Receptions
- Holiday Let Income Gross £60,000
- Chain Free
- Services Mains Electric, Mains Water , Mains Drains, Central Heating Oil Fired-House & Electric In Cottage





A Most Spacious Executive Style Detached Property That Also Benefits From An Adjoining Detached Cottage, Both Of Which Enjoy Fine Views Of The Open Countryside To The Front And Rear Aspects, The Front Benefiting From Views Towards The Snowdonia Mountain Range Together With Glimpses Of The Sea To Both The Rear Aspects. The Properties Also Offer Ample Off-Road Parking & Storage Buildings Along With Lawned Gardens & Decked Entertaining Areas/ Covered Hot Tub Areas. Benefiting From Oil Fired & Modern Electric Central Heating Respectively Along With Double Glazing, The Dwellings Makes An Ideal Main Family Residence, Holiday/Investment. Both Properties Are Currently Run As Successful Holiday Lets Generating A Joint Gross Income Of £60,000.

Rhinagwyn house accommodation briefly comprises reception hallway, utility room, shower room, open plan kitchen /breakfast room, dining room with arched opening into the lounge and a French door leading out to the rear decking area, living room with sliding patio doors leading out to the rear decking area and gardens, ground floor bedroom 5, sunroom / conservatory. The first floor briefly comprises spacious landing with built in storage cupboard, main bedroom with en-suite bathroom, bedroom two, double bedroom three, double bedroom four and completing the accommodation is a four-piece family bathroom.

Externally

A front block paved drive with ample parking with established gardens and pathway to front with dual access leading to the rear briefly comprising a newly fitted decking terrace along with further decked seating areas and path to side with an entertaining area, covered bar area and space for hot tub providing fabulous views of the open countryside to the rear aspect.

Rhiangwyn cottage accommodation briefly comprises door into kitchen/diner with opening through into the lounge, door off into inner hallway with stairs to first floor and door leading out to the enclosed decked rear garden, ground floor L shaped bedroom 1, four

Breakfast Kitchen

Lounge

Sun Room

Breakfast Kitchen.

Breakfast Kitchen..

Dining Room

Sitting Room

Ground Floor Bedroom

Utility Room

Ground Floor Shower Room

Bedroom En Suite

En Suite

Bedroom

Bedroom..

Bedroom..

Bathroom

Bathroom..

Views To Rear

Views To Rear.

Views To Front

Bar/Entertaining Area

Cottage Front Elevation

Kitchen/Diner

Kitchen/Diner.

Lounge.

Ground Floor Bedroom.

Grounhd Floor Bathroom

First Floor Bedroom

First Floor Bedroom..

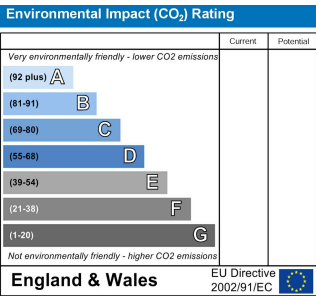
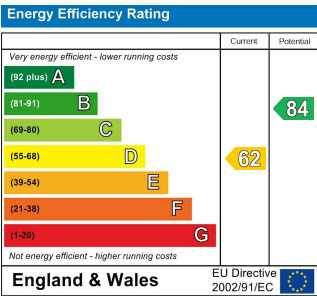
First Floor Bedroom..

First Floor Bedroom...

Decked Terrace & Covered Area

Breakfast Kitchen
Lounge
Sun Room
Breakfast Kitchen.
Breakfast Kitchen..
Dining Room
Sitting Room
Ground Floor Bedroom
Utility Room
Ground Floor Shower Room
Bedroom En Suite
En Suite
Bedroom
Bedroom.
Bedroom..
Bathroom
Bathroom..
Views To Rear
Views To Rear.
Views To Front

Bar/Entertaining Area
Cottage Front Elevation
Kitchen/Diner
Kitchen/Diner.
Lounge.
Ground Floor Bedroom.
Grounhd Floor Bathroom
First Floor Bedroom
First Floor Bedroom.
First Floor Bedroom..
First Floor Bedroom...
Decked Terrace & Covered Area



Local Authority
Council Tax Band **Exempt**
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.