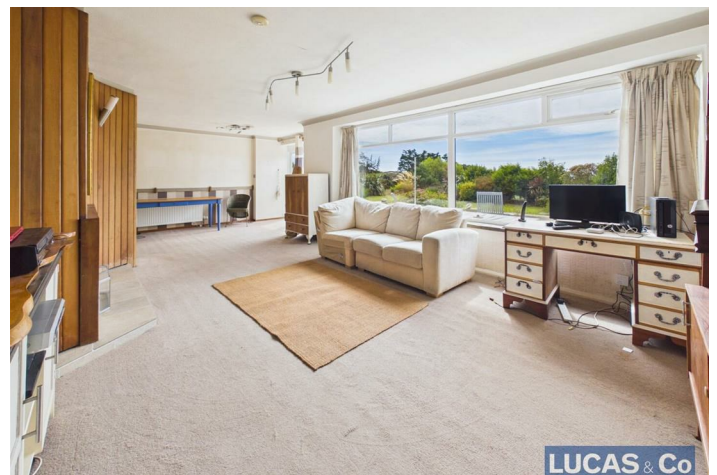




White Rock Pentre Gwyddel

Rhoscolyn, LL65 2NQ

- Spacious Detached Bungalow With Far Reaching Views
- Situated Within Generous Grounds of Approx 1 Acre
- Detached Garage 21'11" x 11'10"
- Mains Electric, Mains Water, LPG Gas Central Heating, Septic Tank Drainage
- No Onward Chain
- Ample Off Road Parking on Tarmac Driveway
- Renovation Project in a Beautiful Setting





A delightful detached bungalow presenting an exciting renovation opportunity. This property is perfect for families or those seeking a peaceful retreat.

Set within generous grounds, the bungalow boasts far-reaching views that enhance the sense of tranquility.

The property is a blank canvas ready for your personal touch to transform it into your dream home. Whether you envision a modern living space or wish to retain its original charm, the possibilities are endless. The surrounding area is known for its scenic beauty, making it an ideal location for those looking to settle in a serene environment.

PLEASE NOTE:

The Titles that make up White Rock are both Freehold & Leasehold, The Leasehold element is owned by the current owner with no fees payable.

Lounge/Diner

27'3" x 12'9"

This inviting lounge and dining area enjoys an open-plan design. It features large windows that flood the room with natural light and offer beautiful views over the garden. A distinct curved wall with wood panel detailing adds character, accompanied by a fireplace that serves as a cosy focal point. Adjoining the dining space is the kitchen, providing ease of access and a natural flow between the rooms.

Kitchen

9'0" x 12'10"

The kitchen is well-proportioned, features a practical layout with plenty of work surfaces and cupboards finished in a light wood tone. Large windows above the sink allow in plenty of daylight and frame views of the garden and beyond. Tiled flooring adds practicality, and the room opens out via a door into the rear porch, providing convenient access to the outdoors.

Bathroom

6'7" x 7'3"

The bathroom is a comfortable size, appointed with a bath, pedestal sink, and toilet. A frosted window ensures privacy while allowing natural light to brighten the space.

Bedroom 1

13'0" x 12'4"

This spacious principal bedroom enjoys views over the garden. A large window fills the room with natural light. The room offers ample space for furnishings and storage.

Bedroom 2

9'3" x 12'11"

A well-sized bedroom with a large window overlooking the garden.

Bedroom 3

8'11" x 12'10"

Bedroom 3 with built-in storage closets, benefits from a large window providing garden views and natural daylight.

Bedroom 4/Kitchen/Living

9'11" x 13'3"

This versatile room is set up as a bedroom but also includes kitchenette facilities, making it ideal as a self-contained living space or annexe. It benefits from natural light through a window and has its own en suite bathroom, with a shower and toilet.

En Suite Bathroom

9'7" x 2'8"

The en suite bathroom connected to Bedroom 4 featuring shower and toilet.

Detached Garage

21'11" x 11'10"

With power sockets and meter.

Externally

The property is surrounded by generous lawns, natural rock, established shrubs, trees and plants and has far-reaching views.

A raised patio seating area offering a quiet place to take in the tranquility or to entertain.

Location

White Rock is situated in the highly desirable area of Rhoscolyn which is widely regarded as one of Anglesey's most sought-after coastal villages. Known for its stunning coastline, beautiful beaches.

Both Borth Wen and Silver Bay beaches are within easy reach, while the Anglesey Coastal Path offers spectacular walks directly from the village. The renowned White Eagle gastropub is also within walking distance and remains one of North Wales' most popular coastal dining destinations.

Excellent transport links place Chester within approximately one hour, with Manchester and Liverpool airports comfortably accessible. Holyhead provides direct rail services to London Euston together with ferry connections to Dublin.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.



Local Authority **Isle of Anglesey**
Council Tax Band **F**
EPC Rating **E**



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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.