



Offers In The Region Of
£540,000

LUCAS & Co
Estate Agents

Rhiangwyn & Rhiangwyn Cottage Llanrhyddlad

Llanrhyddlad, LL65 4HP

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





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.

The Main House

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

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.

The Cottage

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-piece bathroom. The first floor briefly comprises landing with built in storage cupboard and doors leading off into bedroom 2 and bedroom 3 both of which offer stunning views to both front and rear aspects.

Cottage External

Drive to front with off road parking and an area of land to the side with a self-contained garage and storage area that requires upgrading The Rear is an enclosed decked terrace with a covered seating and space for a hot tub, along with fabulous views of the open countryside to the rear aspect.

Agents Notes

Majority of contents for both the House & Cottage are available extra by negotiation.

Location

Rhiangwyn & Rhiangwyn cottage are located in a tranquil rural setting in the village of Llanrhyddlad, which is well placed for many of the coastal and rural attractions to found on the Island. The pretty beach and coastline of Porth Swtan, Church Bay is some 2 miles away. Furthermore, the village is in convenient travelling distance of the port town of Holyhead that offers comprehensive shopping and most essential goods and services as well as daily sailing to and from Ireland and a first-rate inter-city train service. Holyhead also provides close access to the A55 Expressway, allowing rapid commuting throughout Anglesey, to the mainland and beyond.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		62	
(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	



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.