

15 Ger Y Mor Rhosneigr Anglesey LL64 5JF













LOUNGE/DINER WITH WOOD BURNING STOVE FEATURE SUN LOUNGE & FITTED KITCHEN 3 BEDROOMS SHOWER ROOM/W.C. & 2<sup>ND</sup> W.C. CALOR GAS CENTRAL HEATING

PVCu DOUBLE GLAZING
POSITIVE AIR PRESSURE SYSTEM
ON-SITE PARKING & GARAGE
SECLUDED LANDSCAPED REAR GARDEN

**Description:** Thoroughly impressive, and superbly modernised, extended, detached bungalow which occupies a choice secluded landscaped plot in this small cul-de-sac, in a well-regarded residential location within walking distance of Rhosneigr's bustling village centre and its superb beaches.

The accommodation briefly comprises PVCu entrance door with sidelight to **entrance hall**, with woodboard effect Karndean flooring, electric consumer unit and base cupboard housing electric meter; double built-in cloaks cupboard housing a Worcester condensing Calor gas central heating boiler; oak veneered doors to rooms.

L-shaped **lounge/diner** again having woodboard effect Karndean flooring and a wood burning stove set on a marble hearth with back panel; feature front window and double glazed French doors opening into the rear sun lounge.

**Kitchen** - Very attractive fitted kitchen with a range of butchers block effect worktops, base and wall units, incorporating an electric ceramic hob with electric oven beneath, incorporating a stainless steel sink unit and integrated microwave, with plumbing for a washing machine and chrome heated towel rail.

**Sun Lounge** – beautiful room with a PVCu double glazed French door with matching sidelight opening onto the rear garden, large feature roof lantern, LVT (luxury vinyl tiles) flooring; composite door giving access to the side driveway.

There are **3 bedrooms**, with bedroom 2 having double fitted wardrobes with mirrored sliding doors.

**Shower Room** comprising of shower cubicle with electric shower, wash hand-basin set in a vanity surround with base cupboards, low level W.C. with concealed cistern, chrome heated towel rail, extractor fan and tiling to full height to walls.

**2<sup>nd</sup> W.C.** having a low level W.C. and tiling to full height to walls.

The property would make a lovely retirement bungalow or holiday/investment property, and viewing cannot be more strongly recommended.

# Location

The property is situated in a highly sought-after and desirable residential location within walking distance of the village centre which offers niche/designer shops, cafes, public houses/restaurants/bars, etc. together with Rhosneigr's renowned beaches, which is a sought-after destination for water enthusiasts, with kite surfing being particularly popular. Rhosneigr also boasts a well-regarded 18-hole links golf course and a mainline railway station together with direct access via Junction 5 onto the A55 Expressway.

# **Entrance Hall**

Lounge/Diner (L-shaped)

Lounge Area - Approx. 4.90m x 2.95m (16'1" x 9'8"); Dining Area - Approx. 2.87m x 3.54m (9'5" x 11'7"); Max. - Approx. 4.90m x 6.45m (16'1" x 21'2")

#### **Kitchen**

Approx. 3.42m x 2.57m (11'3" x 8'5")

# Sun Lounge

Approx. 5.14m x 2.90m (16'10" x 9'6")

## Bedroom 1

Approx. 3.34m x 2.72m (10'11" x 8'11")

#### **Bedroom 2**

Approx. 2.64m x 3.63m (8'8" x 11'11")







#### **Bedroom 3**

Approx. 2.30m x 2.72m (7'7" x 8'11")

# Shower Room/W.C.

2<sup>nd</sup> W.C.

#### **Exterior**

Long concrete drive flanked by strip of lawn and planter to right-hand side, leads to the garage. Concrete path with open-plan lawned garden to front. To the left-hand side, there is a small **store** housing 4 Calor gas bottles, together with a **large timber shed**.

## Garage

Approx. 5.25m x 2.28m (17'3" x 7'6")

Electric roller shutter door; PVCu double glazed window; double glazed French doors opening onto the rear garden; ceiling with light and power.

## **Exterior (Continued)**

To the rear is a beautiful secluded landscaped garden comprising of an attractive porcelain tiled patio, attractive lawned garden surrounded by well-stocked colourful flowerbeds, enclosed by fencing to 2 sides.

#### **Council Tax**

Band D.

#### **Tenure**

We have been advised by the Seller that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

N.B. We understand a narrow small portion of the front garden abutting the highway is in the process of being registered by our Clients, as a result of an earlier omission.

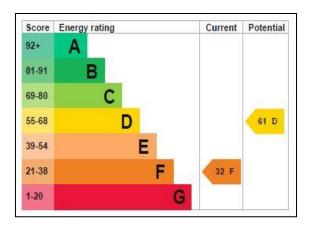
## **Directions**

When travelling on the A55 exit at Junction 5 onto the A4080 towards Rhosneigr. Continue through Llanfaelog turning right after the Wayside Stores/Spar towards Rhosneigr and continue past the Maelog Lake. When entering the village, take the left-hand turning for Ffordd Belan, followed by the 2<sup>nd</sup> right turn into Ger Y Mor. Turn left and then 1<sup>st</sup> right, and the property will be seen on the left.

PARTICULARS PREPARED JHB/AH REF: 12316398







# **Ground Floor**

Approx. 89.4 sq. metres



Total area: approx. 89.4 sq. metres

Floor space only approx' & for guide purposes onlyl Plan produced using PlanUp.