

4 Bed Detached In Rhoscolyn , Holyhead, LL65 2NQ

£725,000





SHORT DESCRIPTION

Property Ref: 16727 Rhoscolyn, Gwynedd, LL65 Light filled coastal home with sweeping panoramic sea and mountain views set in a generous half acre garden with front and rear facing decking perfectly positioned for morning and evening sun. 4 bedrooms, 3 bathrooms 2 en-suite, 2 reception rooms. Offers IRO £725,000. About this property: Hilltop is a stylish recently refurbished detached family home that offers the perfect blend of modern comfort and coastal charm. Occupying an enviable elevated position within a small private development of just 12 homes it enjoys a wonderful sense of space and security ideal whether you are in residence or away. The property sits in approximately half an acre of well maintained mainly lawned gardens. Panoramic vistas stretch across open countryside to the sea and Snowdonia mountains beyond creating a truly special outlook. Inside the accommodation is exceptionally well presented and versatile. The heart of the home is a superb open plan kitchen dining and living area with a striking log burner as the focal point perfect for relaxed family living. A second separate lounge provides handy additional space for children or quieter adult relaxation. The kitchen is well equipped with modern units ample work surfaces and direct access to the composite decking. Sleeping accommodation is thoughtfully arranged three accessible bedrooms are on the ground floor one with en-suite while the first floor offers a more private bedroom suite with en-suite bathroom. In total there are four bedrooms and three bathrooms two en-suite. Outside there is ample parking and a double detached garage with additional boat storage to the side ideal for water sports equipment and coastal living. Hilltop is perfectly placed for the best of Rhoscolyn life. Both of the villages beautiful beaches Borth Wen and Silver Bay are within easy reach along with headland walks on the Anglesey Coastal Path. The renowned White Eagle gastro pub with its spectacular bay views and excellent food is a short distance away. This is a home that works beautifully as a primary residence second home or high yielding holiday let. Property Details: Local Authority Isle of Anglesey Tenure Freehold Services: Mains water Mains electricity LPG Heating Septic tank... Property Type: Detached House Full selling price: £725000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: F EPC rating: E Measurement:1732.99sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Terrace, Patio Parking: Garage, Driveway Heating Type: Central, Double Glazing Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

4

Bed Room(s)

3

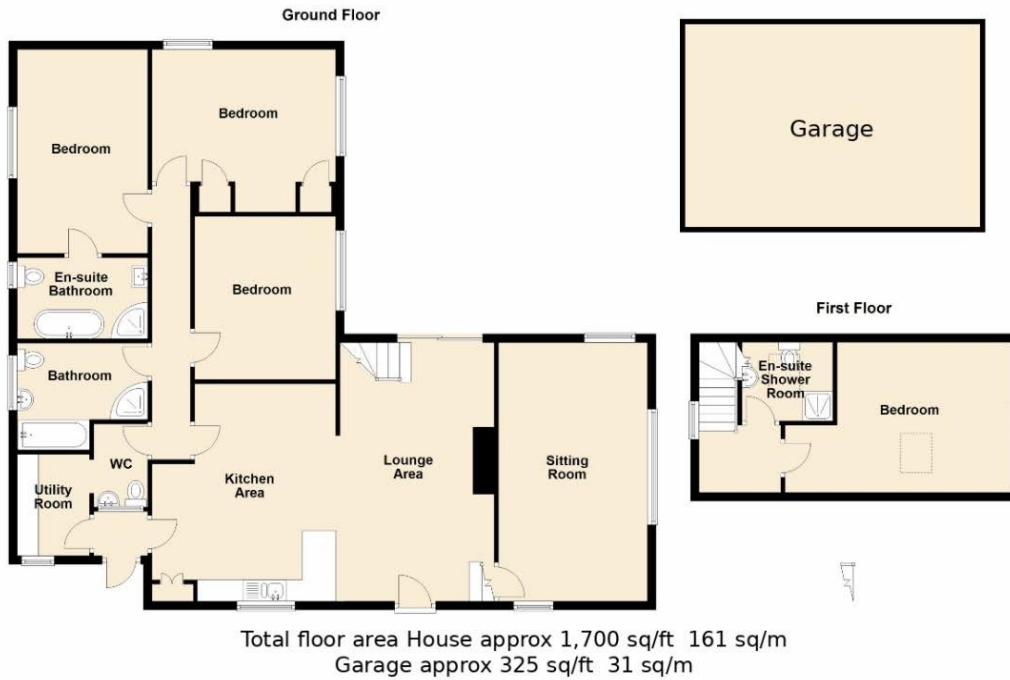
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	161 square metres

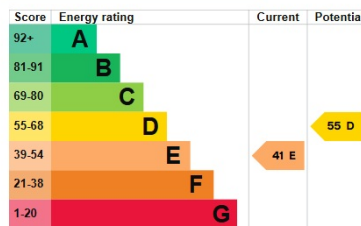
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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