

4 Bed Detached In Rhoscolyn , Holyhead, LL65 2NQ

£600,000



SHORT DESCRIPTION

Property Ref: 16727 Hilltop, Rhoscolyn, Panoramic Sea & Snowdonia Views PANORAMIC SEA, COUNTRYSIDE & SNOWDONIA VIEWS, HALF-ACRE PLOT | 4 BEDROOMS, 3 BATHROOMS, DOUBLE GARAGE & BOAT STORAGE, ESTABLISHED HOLIDAY LET, WALK TO BEACHES & THE WHITE EAGLE GASTRO PUB Offers Over £600,000 Occupying an elevated position within an exclusive private development of just twelve homes, Hilltop is a beautifully refurbished detached coastal property enjoying far-reaching panoramic views across open countryside towards the sea and Snowdonia mountain range. Set within approximately half an acre of gardens, the property combines generous family accommodation with one of Anglesey's most desirable locations. Whether as a permanent residence, second home or income-producing holiday property, Hilltop offers a rare combination of lifestyle, flexibility and investment potential. The accommodation extends to approximately 1,733 sq ft and has been extensively refurbished throughout. At the heart of the home is a superb open-plan kitchen, dining and living space centred around a feature log burner. Large windows maximise the natural light and surrounding views, while direct access onto the front and rear composite decking creates an effortless indoor-outdoor lifestyle. A separate lounge provides valuable additional living space and flexibility for families, guests or holiday letting use. The bedroom accommodation has been thoughtfully arranged to suit a variety of lifestyles. Three bedrooms are located on the ground floor, including one with en-suite facilities, making the property suitable for guests, multi-generational living or those seeking ground-floor accommodation. The entire first floor is dedicated to the principal bedroom suite, creating a private retreat complete with en-suite bathroom and elevated views. The accommodation briefly comprises: • Four Bedrooms • Three Bathrooms • Two En-Suite Bedrooms • Two Reception Rooms • Open-Plan Kitchen Dining Living Area Outside, Hilltop continues to impress. Front and rear composite decking terraces provide ideal spaces for entertaining, dining and relaxing while taking in the surrounding landscape. The extensive gardens offer privacy, space and scope for further enhancement if desired. The detached double garage, dedicated boat storage area and generous driveway parking are perfectly suited to the coastal lifestyle, with ample room for vehicles, water sports equipment and outdoor pursuits. RHOSCOLYN Rhoscolyn is widely regarded as one of Anglesey's most sought-after coastal villages. Known for its stunning coastline, beautiful beaches and relaxed atmosphere, it attracts visitors and homeowners seeking a quieter and more exclusive alternative to some of the island's busier destinations. 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. ESTABLISHED HOLIDAY LET Hilltop has a proven track record as a successful holiday let, generating approximately £36,000 gross income during the last year while maintaining excellent guest reviews and repeat bookings. The combination of panoramic views, spacious accommodation, generous parking, boat storage, private setting and proximity to beaches makes it particularly attractive to holidaymakers seeking high-quality accommodation in this highly desirable part of Anglesey. For purchasers seeking a property capable of offsetting ownership costs through holiday letting income, Hilltop presents a compelling opportunity. The property is offered chain free with vacant possession. Viewing is highly recommended...



Bed Room(s)



Bath Room(s)

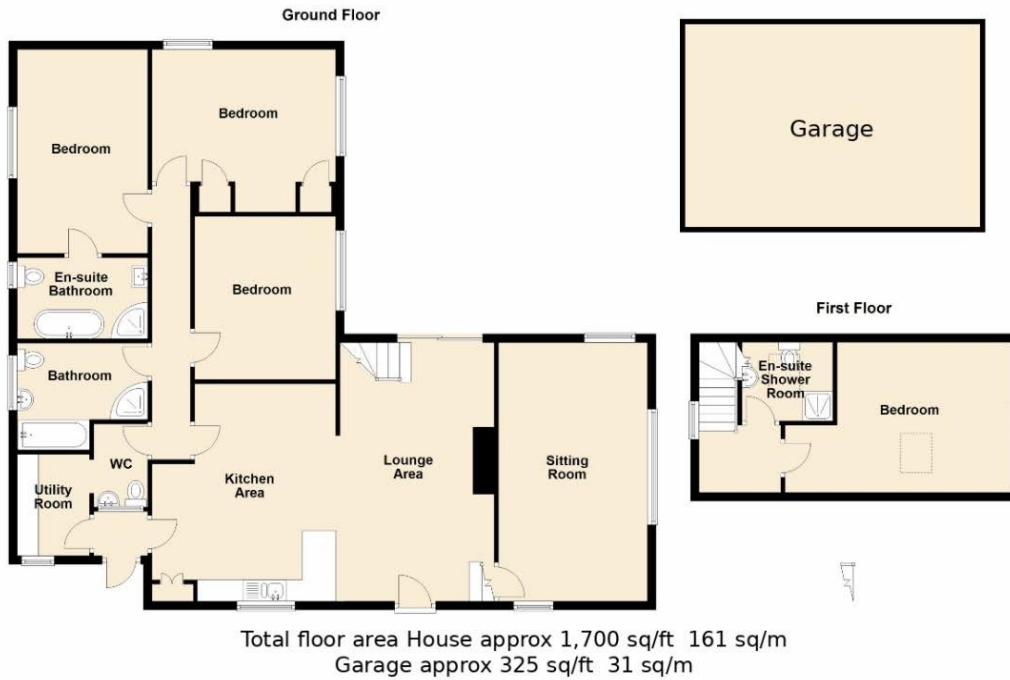


Living Room(s)

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

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

Property type	Detached house
Total floor area	161 square metres

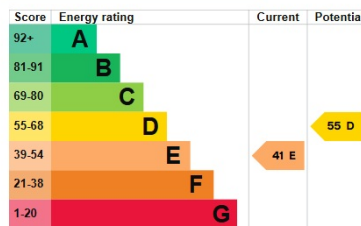
Rules on letting this property

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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