



DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET



Contactable
7 Days A Week



Professional
Photography &
Floorplans



5 Local Offices
Across North Wales



Website &
Mobile App



Accompanied Viewings
7 Days A Week

97%

Would Recommend
To A Friend

25+

Years Of Business



Local Newspaper
Adverts

Cwmni lleol,
gwasanaeth dwyieithog

Call us on
01248 66 33 33
to see how we can help you.

Find us online at:
Ffeindiwch ni ar lein ar:

www.DafyddHardy.co.uk



Mountain View, Rhoscolyn, Holyhead, Anglesey, LL65 2NQ • £485,000
Spacious bungalow, substantial double plot, highly sought after location and stunning views!

- Spacious Detached Bungalow
- 4 Bedrooms & 2 Bathrooms
- Light and Airy Kitchen/Diner & Lounge
- Substantial Double Plot
- Stunning Sea & Mountain Views
- Sought After Coastal Hamlet Location
- Well Presented Throughout
- Within Walking Distance of the Beach
- Currently Run as a Successful Holiday Let
- EPC Band: E



Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floorplans made with Metropix ©2007.

llangefni@dafyddhardy.co.uk | 01248 723322

3 Bulkley Square, Llangefni, Anglesey LL77 7LR

Mountain View, Rhoscolyn, Holyhead, Anglesey, LL65 2NQ North Wales



Description

A light and airy detached bungalow occupying a substantial double plot commanding stunning Sea views out towards the Snowdonia Mountain Range and down the Llyn Peninsula. Offered in good condition throughout the property is currently ran as a successful holiday let but we regard this property an equally suitable permanent residence. Located within walking distance of the beach the accommodation is laid out to provide open plan kitchen/diner, lounge, 4 bedrooms, family shower room and en-suite bathroom. Benefits include mains gas fired central heating and is double glazed. We hand been informed by the vendor that there was historic planning permission in place to raise the property to a second floor though has since lapsed. Such planning may be granted again subject to consents. Early viewing advised.

Location

The property is situated towards the southern tip of Holy Island off the Isle of Anglesey, a particularly striking location just a short walk from the dramatic coastline and two fabulous horseshoe bays of Silver Bay and Rhoscolyn, this area of outstanding natural beauty is enjoyed by both permanent and holiday residents. The nearby port town of Holyhead and its neighbouring communities will ensure that your essential needs and are well catered for alongside recreational facilities.

HALLWAY

LOUNGE 15' 4" x 13' 1" (4.68m x 4.01m)

KITCHEN/DINER 23' 8" x 13' 3" (7.23m x 4.04m) (Max Dimensions)

BEDROOM ONE 13' 0" x 9' 3" (3.97m x 2.83m)

BEDROOM TWO 13' 5" x 8' 9" (4.09m x 2.67m)

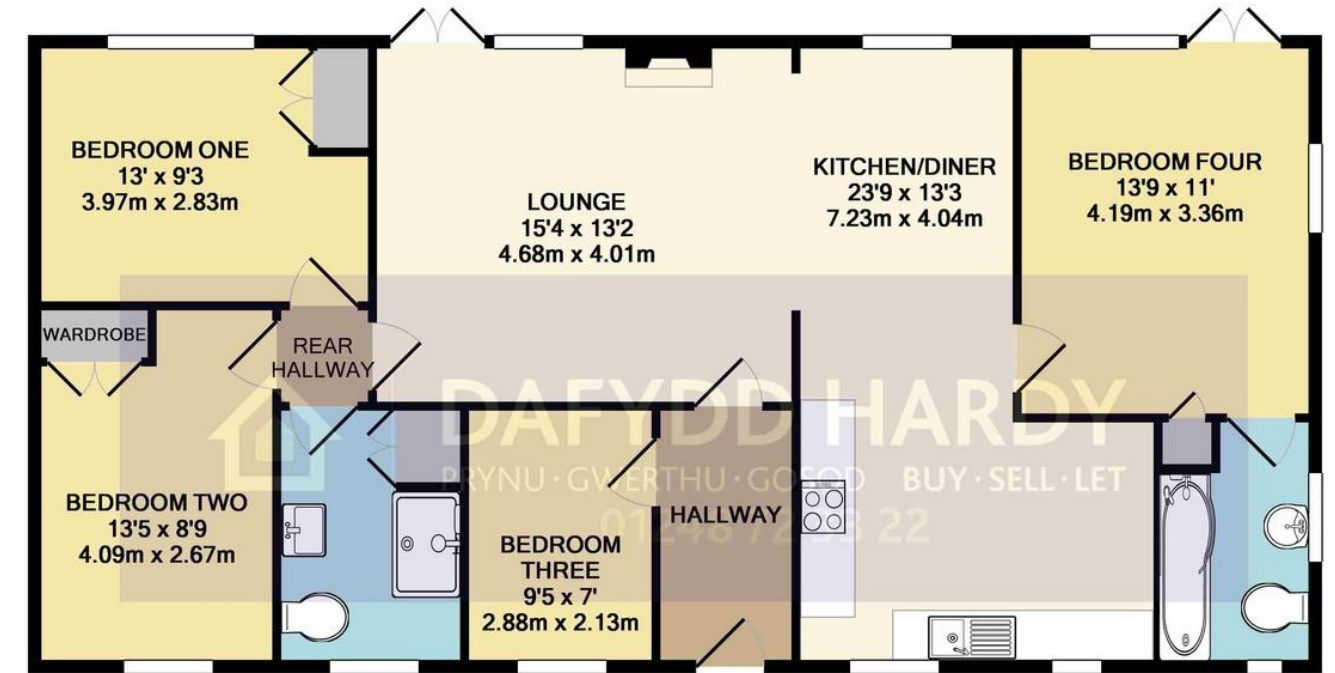
BEDROOM THREE 9' 5" x 6' 11" (2.88m x 2.13m)

BEDROOM FOUR 13' 8" x 11' 0" (4.19m x 3.36m)

EN-SUITE BATHROOM 10' 1" x 6' 1" (3.08m x 1.87m)

FAMILY SHOWER ROOM 9' 5" x 6' 10" (2.88m x 2.09m)

OUTSIDE There is gated access onto a gravelled courtyard providing parking and storage for several types of vehicles. The rest of the plot is mainly laid to lawn being a real suntrap all day long.



TOTAL APPROX. FLOOR AREA 1055 SQ.FT. (98.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019

Directions

On leaving the A55 expressway at Junction 3, follow the old A5 into the village of Valley. At the crossroads, turn left towards Trearddur Bay along the B4545 and upon reaching Four Mile Bridge, take the left turning for Rhoscolyn. Follow the road for roughly 1 mile turning left where you see the signpost for Silver Bay holiday village. Proceed towards the Silver Bay reception and the property can be found shortly before hand on your right.

Services

We are informed by the seller this property benefits from mains Water, Electricity and Drainage.

Heating

LPG fired Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Viewing by Appointment

Tel: 01248 723322

Email: llangefni@dafyddhardy.co.uk



DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET

dafyddhardy.co.uk