

6 MARINE TERRACE

RHOSNEIGR, ANGLESEY

JACKSON-STOPS

MOJO'S



**6 MARINE TERRACE, HIGH STREET,
RHOSNEIGR, ANGLESEY, LL64 5UQ**

TOTAL APPROX. GROSS INTERNAL AREA: 1,315 SQ FT / 122.20 SQ M

AN EXTREMELY PRETTY AND DECEPTIVELY
SPACIOUS PROPERTY WITH HIGH CEILINGS
AND ORIGINAL PERIOD FEATURES, SITUATED
IN THE MIDDLE OF THE VILLAGE JUST
150M FROM THE BEACH, CLOSE TO ALL OF
RHOSNEIGR'S AMENITIES



View from top floor bedroom

DISTANCES

A55 5 MILES

HOLYHEAD 13 MILES

BANGOR 20 MILES

CHESTER 80 MILES

(DISTANCES APPROXIMATE)

ACCOMMODATION IN BRIEF

- | | |
|-----------------------------|------------------------|
| - Porch | - Downstairs Wet Room |
| - Entrance Hall | - 2 First floor Double |
| - Sitting Room | Bedrooms |
| - Dining Room | - Family Bathroom |
| - Fitted Kitchen opening to | - Second floor Double |
| Utility | Bedroom |

OUTSIDE

- Front and back terrace & Lawned Gardens to the rear
- Garden Shed





DESCRIPTION

6 Marine Terrace is an attractive period property located in the heart of Rhosneigr. It has a particularly pretty front façade with rendered elevation, lovely bay window at ground floor level with sash windows above and intricate detailing beneath the eaves, all under a slate roof. The house has been modernised by the present owner, and provides spacious and adaptable accommodation arranged over three floors, currently used as a permanent dwelling, but is equally suitable as a second home, or holiday let

There are two beautifully proportioned reception rooms which are interconnecting with double doors, both having high ceilings, the sitting room with woodburner and timber mantel. The dining room in turns opens to the dine-in kitchen which has a range of wall and floor units, 4 ring electric hob, integrated oven and grill and understairs storage. The utility is at the rear housing the Worcester boiler and with wet room off. There is outdoor space beyond the kitchen should anyone wish to extend to create a larger utility/boot room, subject to any necessary consents.





The first floor is approached via an impressive staircase with timber banister and spindles. There are two double bedrooms, the front room being a particularly elegant room with the two sash windows overlooking the high street, and a well fitted bathroom with separate shower. The top floor bedroom is a large double and has an area for free standing or fitted wardrobes, and also far reaching views across the village and out to sea towards Rhoscolyn, Valley and Cymyran in the distance.

LOCATION

6 Marine Terrace is situated in the centre of the village within a short distance of the beach and close to all of Rhosneigr's services. The village is regarded as one of the most popular in Anglesey, having a vibrant year-round community, and is also highly sought after with holiday makers. There is a good choice of shops, pubs, cafes and restaurants, in addition to which there is a wider choice of supermarkets and department

stores on the edge of Holyhead just 15 minutes drive away.

On the recreational front there is excellent boating generally around Anglesey, and Rhosneigr is particularly popular for, swimming, snorkelling, wind and kite surfing and sailing, with a variety of different water sports tuition available in the village. The thriving Rhosneigr Boat Owners Association <http://www.rba.uk.net/> holds an annual race week and events throughout the summer for all the family, and there is a convenient boat storage facility within the village that includes launch services. The immediate coastline and particularly the islands off Rhosneigr Bay, which are designated as a Site of Special Scientific Interest (SSI), offer superb fishing and lobster potting, as well as kayaking, paddleboarding, surfing and diving.

Other activities locally include tennis and padel courts just 15 minutes walk from the house, where there is also a golf club and bar, motor racing at Ty Croes, and riding stables at Tal y Foel on the banks of the Menai Strait. There is also superb

walking directly from the property and around the Anglesey Coastal Path including along the various beaches nearby, of particular note being Aberffraw and Newborough from which one can access Llanddwyn Island, either along the beach or through the forest, which becomes separated from the mainland at high water. Further attractions include Anglesey Sea Zoo, Halen Mon and Foel Farm Park, and on the mainland there is Zip World at Llanberis and walking in Snowdonia which is only 35 mile or so drive away. Anglesey's pubs, restaurants and bars have risen in quality considerably over the last 6 years, enticing exciting new chefs and culinary ventures across the island and into North Wales

Road communications are excellent, the A55 being approximately 5 miles distant providing fast access across coastal North Wales to Cheshire and linking with the national motorway network. For travel to London there is a local train station, and a direct sub-4 hour rail service from Holyhead or Bangor to Euston and both Liverpool and Manchester are served with international airports.



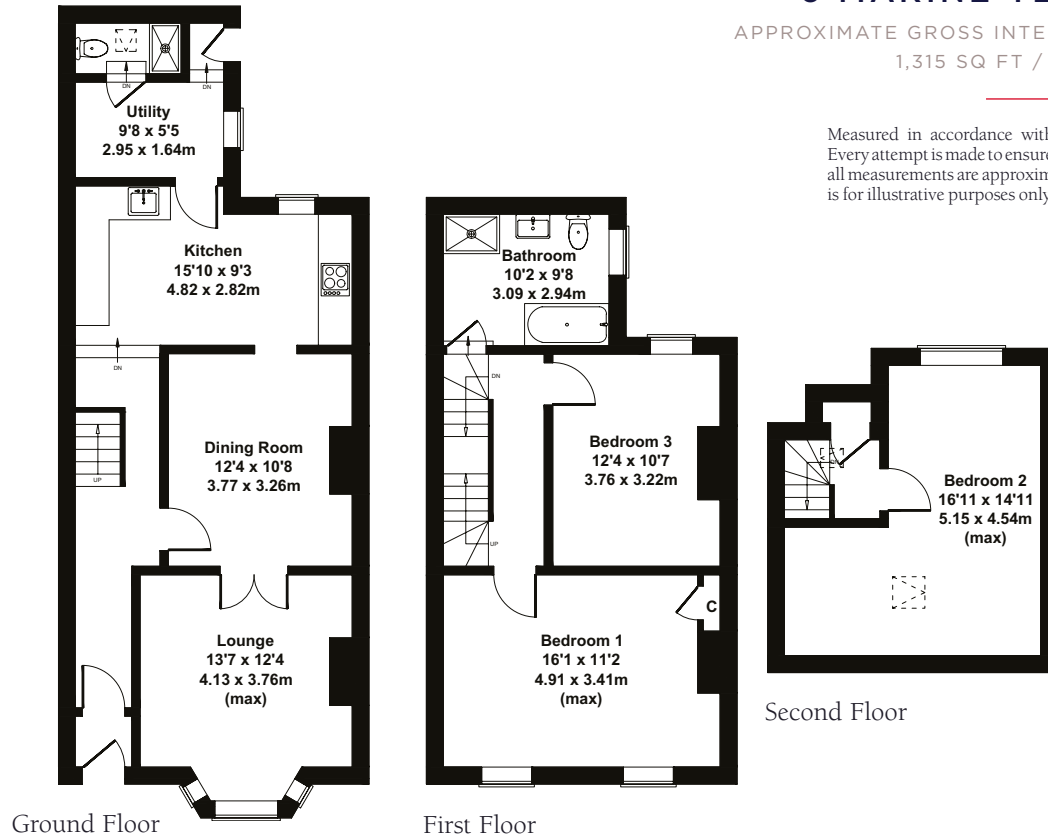
OUTSIDE

The property is approached directly off High Street, through a gate to a lovely sunny seating area in front of the house, with fence providing privacy. To the rear and beyond a path which is used by the residents of the terrace, is a lawned garden with substantial timber garden shed (4.6m x 2.4m), beyond which is the rear boundary. The garden has mature hedges on either side for privacy, and there is a raised flagged patio with plenty of space for outside table and chairs and BBQ. Facing west, the patio and garden enjoy an abundance of light throughout the day. There is also a bin store beside the path.

6 MARINE TERRACE

APPROXIMATE GROSS INTERNAL AREA:
1,315 SQ FT / 122.20 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



PROPERTY INFORMATION

Address: 6 Marine Terrace, High Street, Rhosneigr, Anglesey, LL64 5UQ

Services: Oil Central Heating, Mains water, drainage, electricity and solar panels. Broadband connection available.

Local Authority: Ynys Mon County Council -
T: 01248 750057

Council Tax: Band C

Viewing: Only by appointment with Jackson-Stops & Staff Chester office.

Directions: To reach the property from the centre of the village proceed along High Street, where 6 Marine Terrace will be found on the right hand side.

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

CHESTER

01244 328361

chester@jackson-stops.co.uk

jackson-stops.co.uk

