





Anglesey House, High Street, Rhosneigr - £350,000

 **Rhosneigr Property**  
RHOSNEIGR'S LOCAL ESTATE AGENT

## PROPERTY DESCRIPTION

**POSITION "A" IN THE VILLAGE, THIS THREE BEDROOM COTTAGE IS IN THE VERY CENTRE OF RHOSNEIGR. IT'S SITUATED ON THE CORNER OF HARRISON DRIVE SO GRAVITY WILL TAKE YOU TO THE BEACH IN 30 SECONDS BUT IF YOU DON'T SKATEBOARD YOU CAN WALK IN 60 SECONDS. IT HAS MAGNIFICENT VIEWS OVER THE SEA FROM THE MASTER BEDROOM AND MIGHT BENEFIT FROM SOME REARRANGEMENT OF SPACE. DEFINITELY IN THE RIGHT SPOT.**

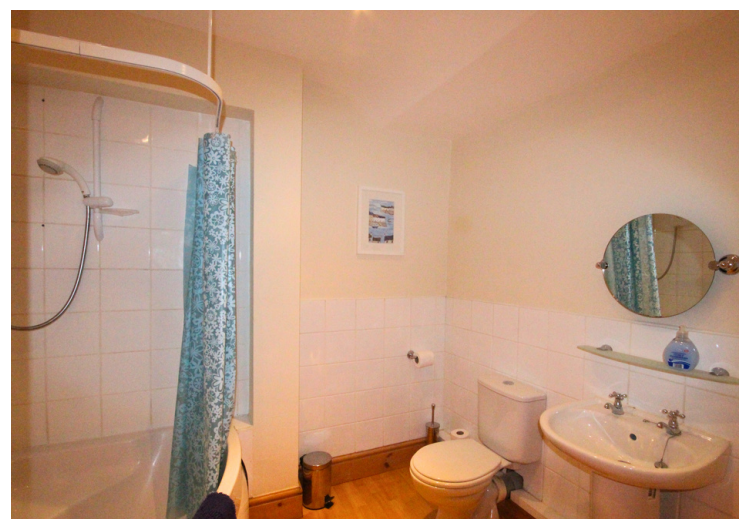
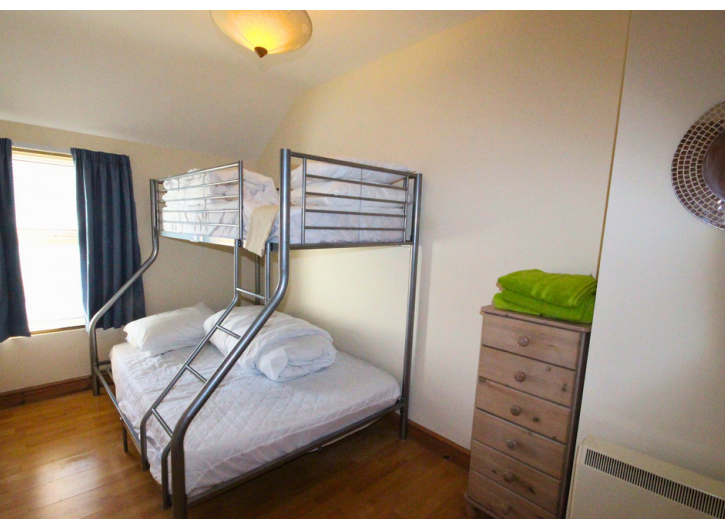
**Anglesey House has been modernised to a high standard and has a previous record for holiday letting. It has been kept meticulously and the owners have enjoyed many holidays as well as a healthy income. The Golf Club and Tennis Club are within half a mile and the beach is a one minute walk from the front door.**

**The accommodation briefly comprises Hall, Living/Dining Room and Kitchen to the ground floor. Master Bedroom with En suite, 2 further Bedrooms and a Family Bathroom to the first floor.**

Beach access from  
Harrison Drive





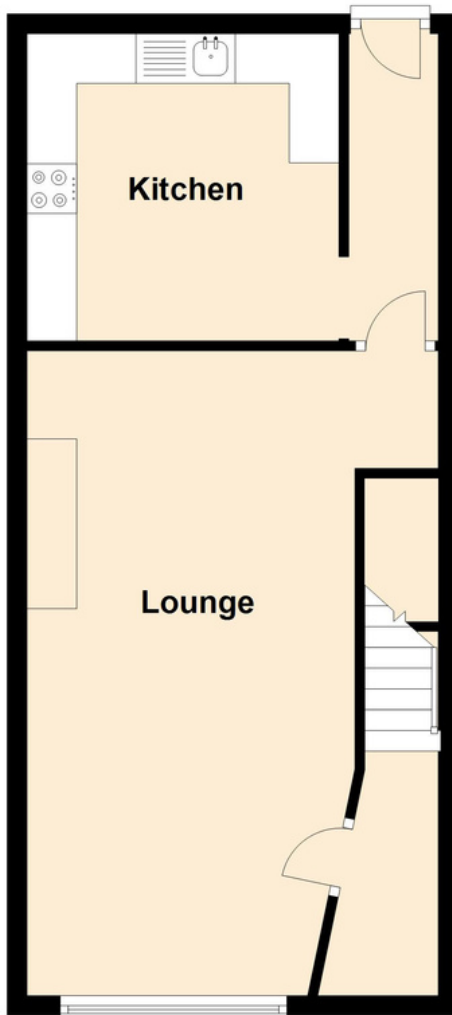


Views from rear bedroom



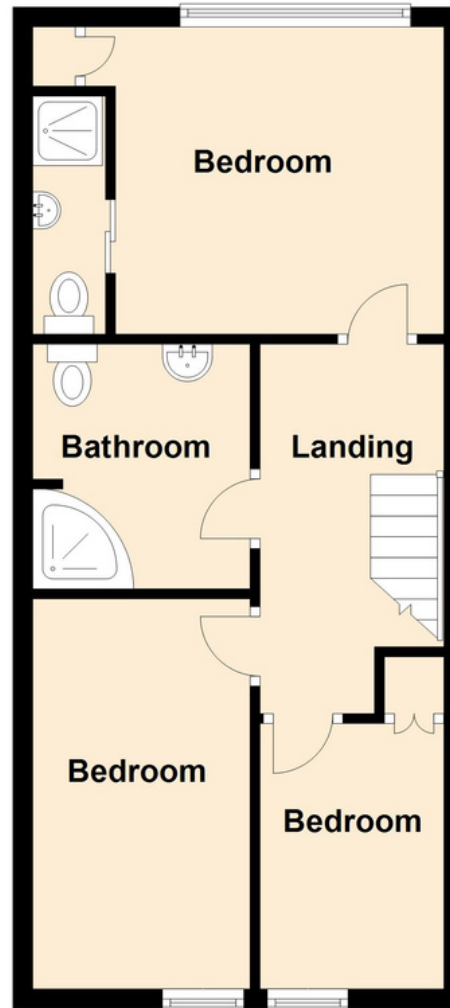
## Ground Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.7 sq. feet)



Total area: approx. 80.3 sq. metres (864.1 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

## KEY FEATURES

- **SUPERB POSITION IN THE HEART OF THE TOWN**
- **MAGNIFICENT VIEWS FROM REAR BEDROOM**
- **60 SECONDS FROM THE BEACH**
- **GOLF & TENNIS CLUB WITHIN HALF A MILE**
- **APROVED PLANNING FOR FIRST FLOOR DORMER/ BALCONY WITH VIEWS OVERLOOKING THE BAY**
- **EN SUITE TO MASTER BEDROOM**
- **ON STREET PARKING**
- **NO ONWARD CHAIN**

## GROUND FLOOR

Hall Living/Dining 3.30m x 6.50m

Kitchen 3.60m x 3.10m

## FIRST FLOOR

Master Bedroom 3.30m x 3.30m

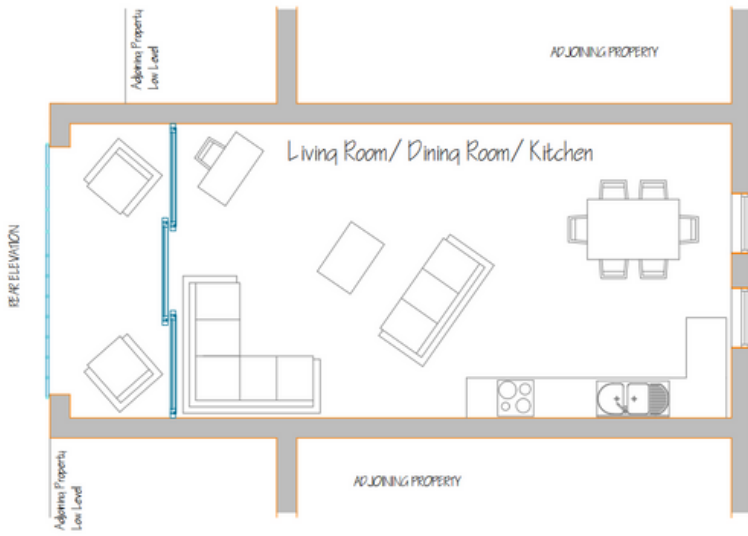
En suite 2.50m x 0.80m

Bedroom 2 2.10m x 4.00m

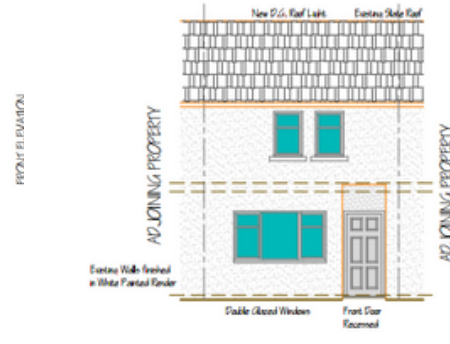
Bedroom 3 2.80m x 2.20m

Family Bathroom 2.10m x 2.50m

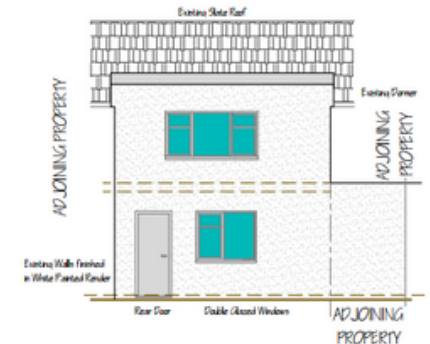
# Proposed Drawings with Planning Permission



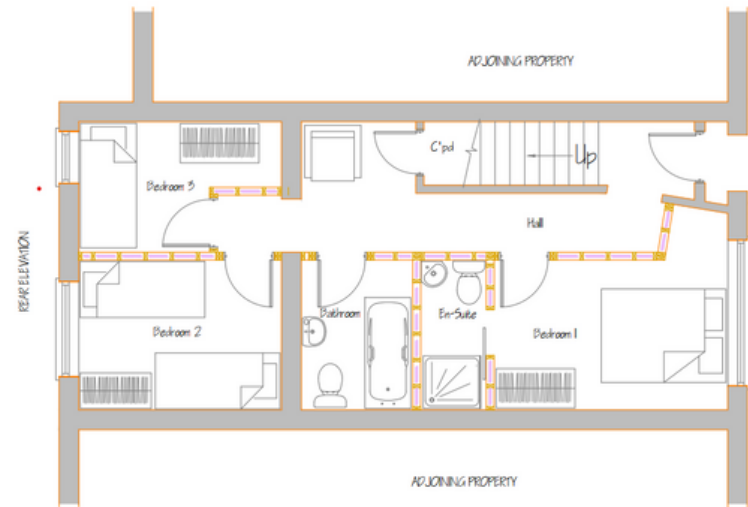
PROPOSED UPPER FLOOR PLAN  
SCALE 1:50



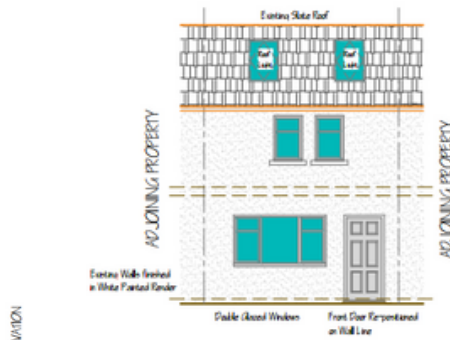
EXISTING FRONT ELEVATION  
SCALE 1:100



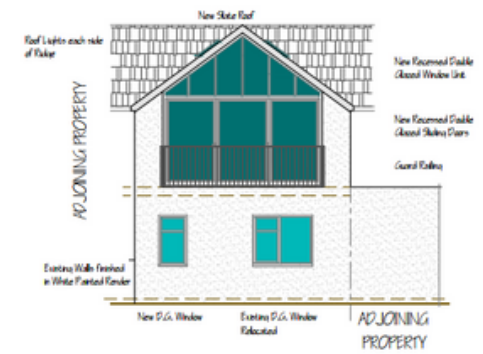
EXISTING REAR ELEVATION  
SCALE 1:100



PROPOSED GROUND FLOOR PLAN  
SCALE 1:50

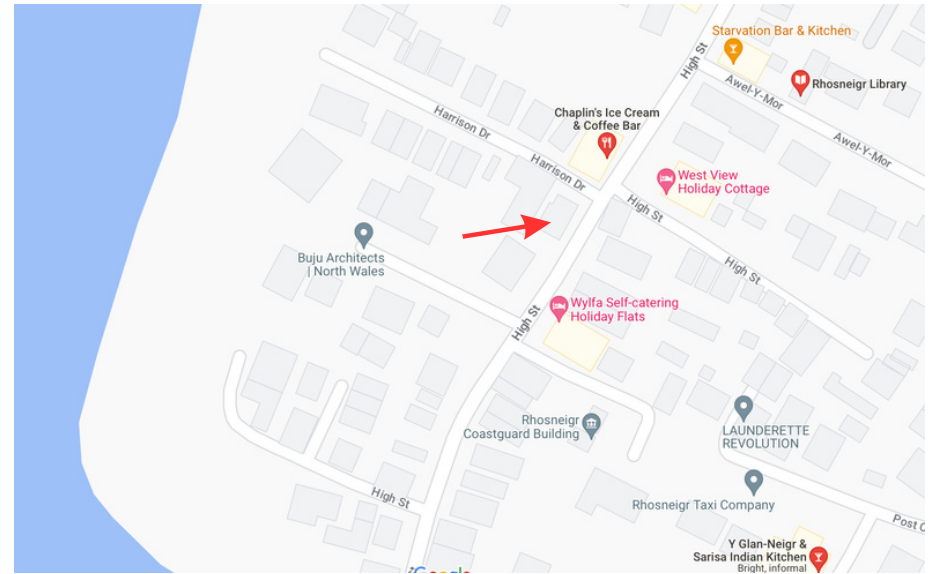


PROPOSED FRONT ELEVATION  
SCALE 1:100



PROPOSED REAR ELEVATION  
SCALE 1:100





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		