



Rhosneigr Property



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**Aelybryn, Overstrand Avenue,
Rhosneigr, Anglesey, LL64 5QQ**

KEY FEATURES

- * Rhosneigr village location**
- * Modernisation and improvement opportunity**
- * Close to the beach**
- * Local amenities nearby**
- * Three bedrooms**
- * 2 reception rooms**
- * Galley kitchen**
- * Bathroom on the ground floor**
- * Garden to front and rear**
- * Off road parking on private drive**
- * Outbuilding**

A great opportunity in the village of Rhosneigr to purchase a property at a fabulous price that will benefit modernisation and improvement. The house has original features and is located central within its plot having gardens to the front and rear and off road parking. There would be room to extend this home, subject to the relevant planning consent. The majority of the accommodation is on the ground floor with only one of the bedrooms located on the first floor accessed via a narrow staircase from the hallway. The enclosed porch opens into the central hallway allowing access to all main rooms. The lounge has an attractive bay window overlooking the front garden and the street which looks down towards the sea. The two ground floor bedrooms and bathroom are off the hall and then the second reception room is to the rear of the house with a galley kitchen adjacent. Upstairs is a large room with rear aspect and sky light. The heating is fueled by oil and there are also original fireplaces. It is rare that a house in this location that could benefit from being extended becomes available on the open market. We would urge any discerning buyer to arrange a viewing quickly as we are sure this will be snapped up quickly.

Aelybryn, Rhosneigr, Anglesey - £375,000

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A photograph of a bathroom with white paneling. On the left is a white bathtub. In the center is a white pedestal sink with a chrome faucet and a soap dispenser. To the right is a white toilet with a roll of toilet paper on a holder. Above the sink is a window with a white frame, and on the windowsill are various toiletries including bottles of soap, toothbrushes, and a small mirror. The walls are covered in white vertical paneling. The text "Rhosneigr Property" is overlaid in blue at the top and bottom of the image.

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A photograph of a cluttered attic bedroom. The room has a white vaulted ceiling with a large skylight window. A bed with a pink duvet and a cardboard box on it is positioned against the back wall. To the left is a wooden desk with a mirror, a red box, and various items. A large black and white stuffed penguin is in the foreground. The floor is dark wood, and the room is filled with numerous cardboard boxes, bags, and other miscellaneous items, suggesting a move or storage area. A window with white curtains is visible behind the bed.

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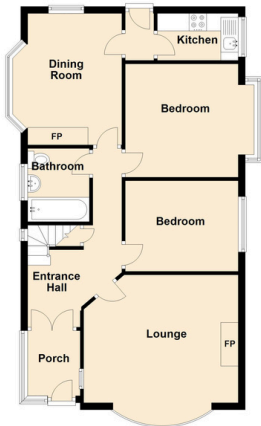
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Ground Floor

Approx. 68.3 sq. metres (735.1 sq. feet)



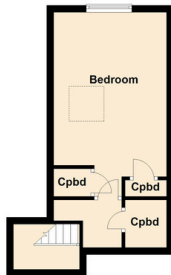
Total area: approx. 92.1 sq. metres (991.4 sq. feet)

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.

Ael Y Bryn Overstrand Avenue, Rhosneigr

First Floor

Approx. 23.8 sq. metres (256.2 sq. feet)



MEASUREMENTS

PORCH	2.18m X 1.48m
HALLWAY	'L' SHAPED
LOUNGE	4.65m X 4.43m
BEDROOM 3	3.25m X 2.59m
BEDROOM 2	3.93m X 3.25m
BATHROOM	
RECEPTION 2	3.78m X 3.22m
KITCHEN	2.28m X 1.33m
BEDROOM 1 (FIRST FLOOR)	5.86m X 3.15m
OUTBUILDING	