



A scenic view of a coastal town, likely Rhosneigr, featuring a sandy beach, turquoise sea, and distant hills. The foreground shows rooftops and a utility pole. The text "Rhosneigr Property" is overlaid in a semi-transparent blue font at the top and bottom of the image.

Rhosneigr Property

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Rhosneigr Property



Key features

- 3 storey character semi
- Short walk to beach
- Fantastic Sea Views
- Includes top floor apartment
- Off road parking for several cars
- Total 5 – 6 bedrooms
- 3 – 4 reception rooms
- 2 kitchens & 2 bathrooms
- Small gardens & balcony
- In need of general updating
- Fabulous potential

Located within a very short walk of the beautiful beaches of Rhosneigr with excellent local amenities on the doorstep, this most spacious, 3 storey semi-detached character residence must be viewed to fully appreciate. The property offers exceptional accommodation with a self-contained top floor apartment with access from the main property and/or the external staircase. In all, the property has 3 reception rooms (one could easily be a 6th bedroom having an adjacent WC) and a dining-kitchen on the ground floor, 3 bedrooms and bathroom on the second floor and a further reception room, dining-kitchen and 2 bedrooms on the third floor with access to balcony. Additional features include small gardens to front and side, bay windows, high ceilings and polished balustrade to staircases. LPG central heating, uPVC double glazed. We are advised the property is freehold.

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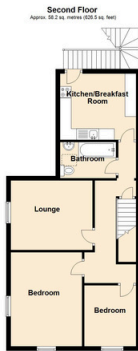
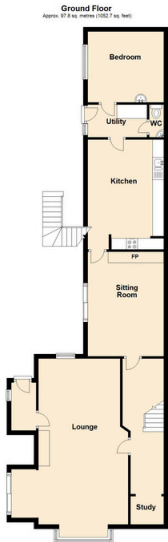
Rhosneigr Property

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Total area: approx. 218.0 sq. metres (2346.6 sq. feet)

The 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. Please consult your solicitor.

Preswylfa Station Road, Rhosneigr

Accommodation

Ground Floor

Hall: with archway to small study area. Understairs storage

Lounge: 5.50m max reducing to 3.70 min x 8.40m max

Sitting Room: 3.41m x 4.70m

Dining-Kitchen: 3.70m x 4.95m

Utility/Rear Entrance: 2.80m x 1.47m

WC

Sitting Room/Bedroom: 5.00m x 3.20m

First Floor

Bedroom 1: 4.88m max x 5.25m max

Bedroom 2: 3.70m x 3.00m

Bedroom 3: 2.16m x 2.75m

Bathroom: 3.43m x 4.66m

Second Floor

Lounge: 3.68m x 3.10m

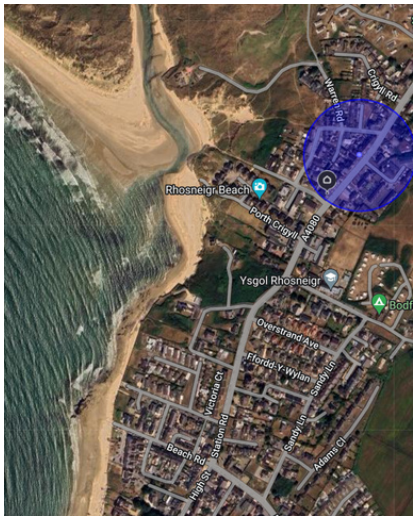
Breakfast-Kitchen: 3.45m x 3.00m (access to balcony steps)

Bedroom 4: 3.23m x 4.20m

Bedroom 5: 2.35m x 3.25m

Bathroom: 1.60m x 2.45m

Rhosneigr Property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	22 F	
1-20	G		

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