



Rhosneigr Property



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**Flat 1 Avondale House High Street  
Rhosneigr LL64 5UX**

**Key features**

- **Modern ground floor apartment**
- **135 meters from the beach!**
- **Extremely well presented**
- **2 double bedrooms**
- **Open plan living-kitchen**

**Located just 135 meters from the beach, an exceptionally well presented 2 bed ground floor apartment. This attractive, modern, apartment complex was renovated in 2021 and is perfectly located for the excellent amenities Rhosneigr has to offer with restaurants and water sports on the doorstep. Viewing is essential to fully appreciate the immediate location and interior. The accommodation comprises: L-shaped hall with entrance to side of building; Open plan lounge-diner-kitchen with integral electric oven and hob, fridge with freezer compartment and dishwasher. There is a good sized double bedroom to the front, a smaller double room to the side and a shower room with large glazed shower, WC and washbasin.**

**The property is held on a 999 year lease with a ground rent of £280 pa; Service charge of £1,000 pa (as at 2024).**

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GONE SURFING

To the beach  
→

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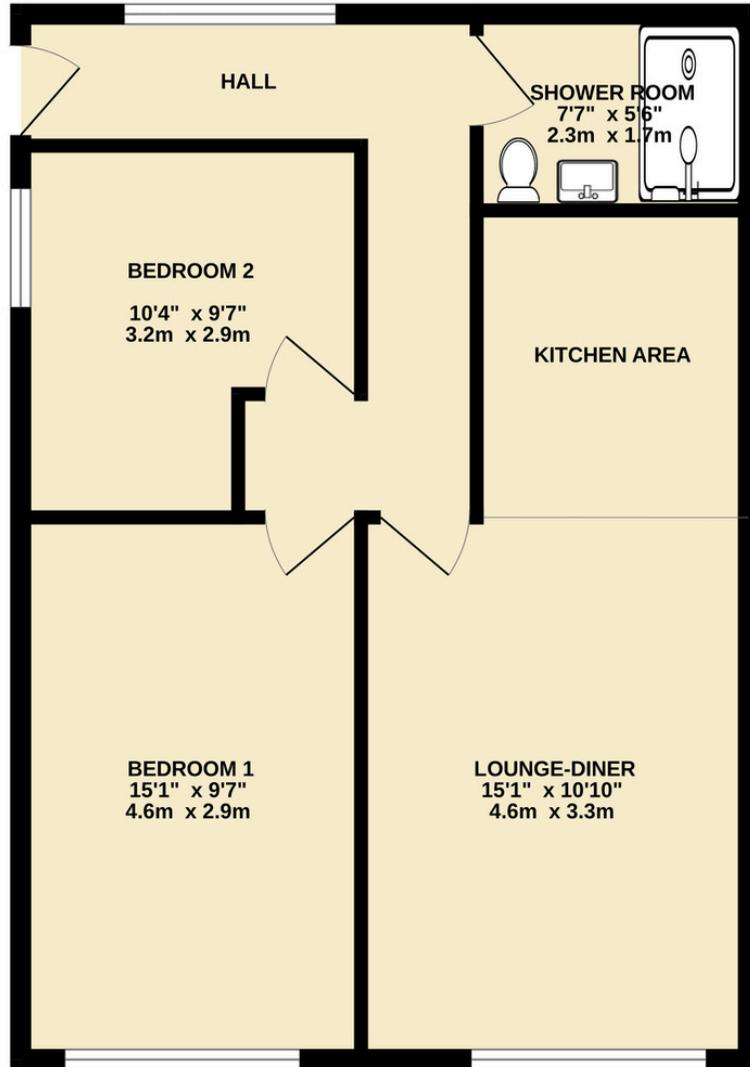


NO PARKING  
PRIVATE  
DELIVERY

9 am - 7 pm  
1 Mar - 31 Hydr  
1 Mar - 31 Oct

Property

GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.

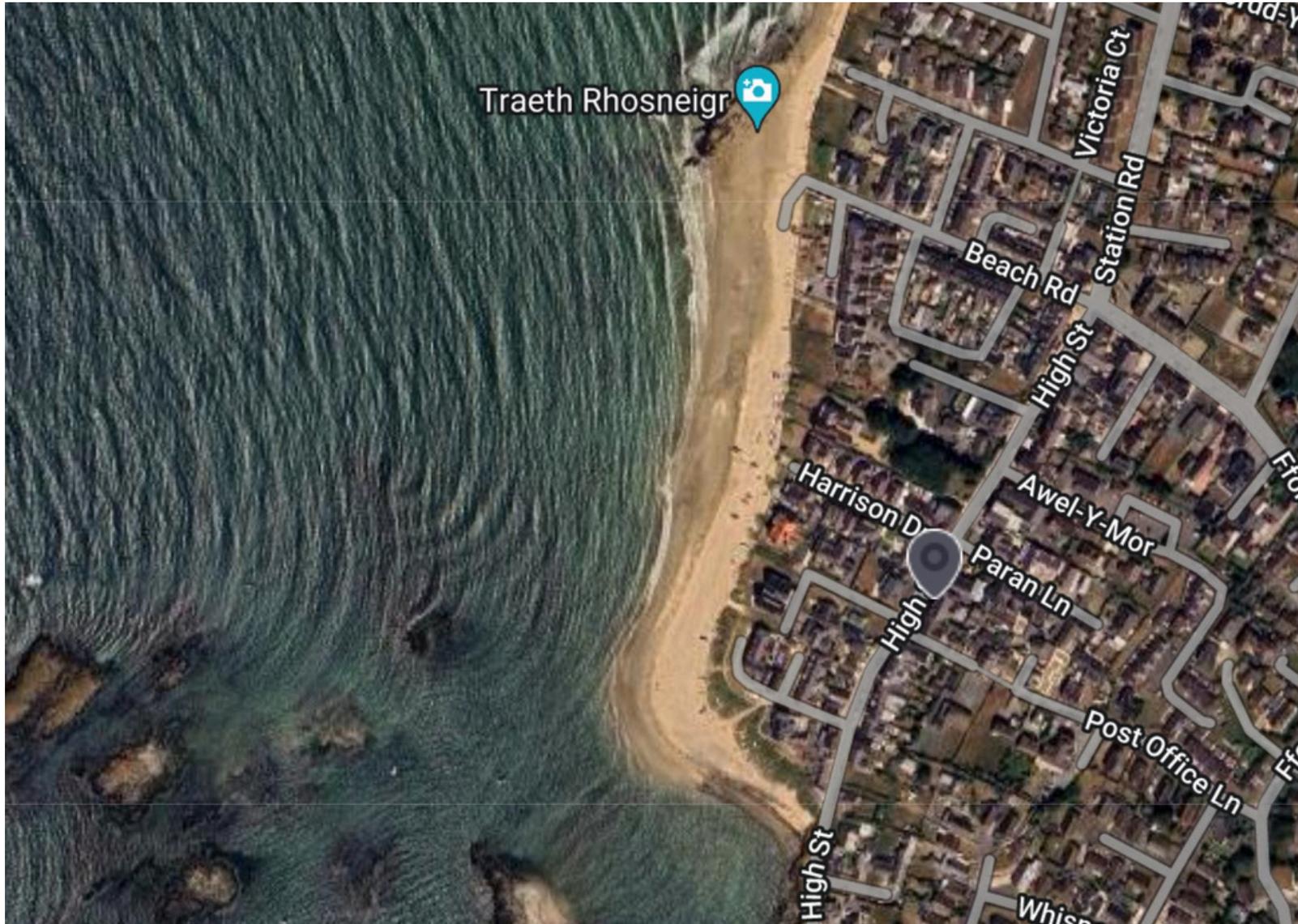


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.

Whilst 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.  
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