



# Rhosneigr Property



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Ffrwd, Bryngwran, Anglesey, LL65 3SN

## KEY FEATURES

- \* ONGOING HIGH YIELDING HOLIDAY LET BUSINESS OPPORTUNITY
- \* BRILLIANT TRACK RECORD OF LETTING
- \* 4 STAR RATING WITH GOOD/EXCELLENT REVIEWS
- \* FORWARD BOOKINGS SECURED IN 2024 AND 2025
- \* COUNTRYSIDE LOCATION AND VIEWS
- \* CLOSE TO RHOSNEIGR
- \* TWO HOLIDAY LETS ON ONE PLOT
- \* BUSINESS RATES APPLIED
- \* COTTAGE OVER 200 YEARS OLD WITH CHARACTER FEATURES
- \* WOOD BURNING STOVE IN COTTAGE
- \* WOODEN LODGE ON CONCRETE PAD
- \* MAINS ELECTRICITY
- \* LPG GAS TO LODGE ONLY
- \* PRIVATE DRAINAGE
- \* PARKING AND GARDENS

An absolutely fantastic chance to buy two holiday lets on one plot for convenient management.

The properties have been let commercially since 2021 enjoying fabulous reviews and plentiful forward bookings all year round making this a high yielding investment opportunity. The properties have individual council tax bands, however they comply and have been awarded business rates with 100% small business relief, this means there is no council tax to pay. The Lodge will sleep 6 people and the cottage will sleep 4. The kitchens have appliances that are included in the sale price. Furniture is included with the business.

The properties are close to the village of Rhosneigr, an extremely sought after holiday location with beaches, boating, golf course and many places to eat and drink. The area may be perceived as one of the most prestigious and desirable areas on the island attracting investment and business opportunities.

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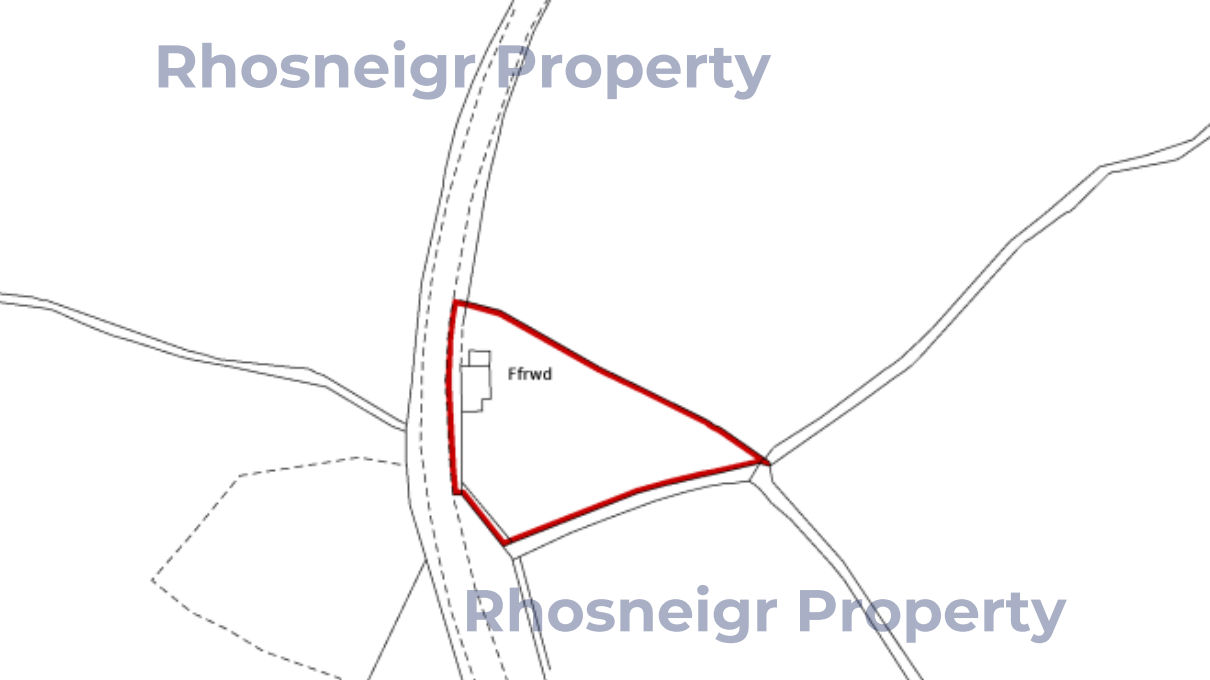


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A wide-angle photograph of a rural property. On the left is a white, single-story house with a dark roof and a chimney. A black car is partially visible in front of it. To the right is a large, red wooden barn with several windows. A large, leafless tree stands in front of the barn. In the center, a gravel driveway leads to a landscaped island with green grass, yellow flowers, and a low stone border. The sky is blue with scattered white clouds.

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aeth Crigyll



Clwb Golff Ynys Môn  
Anglesey Golf Club



Rhosneigr

# Rhosneigr Property

Station Rd

A4080





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A scenic view of a property entrance. In the foreground, a dark brown wooden gate with a cross-hatch pattern is partially open, revealing a light blue wooden gate behind it. To the left of the gates is a low, rustic stone wall. The ground is a mix of gravel and grass. In the background, there are rolling green hills covered in dense vegetation, including many bright yellow gorse bushes. In the distance, a range of mountains is visible under a clear blue sky. The text "Rhosneigr Property" is overlaid in a large, blue, sans-serif font at the top of the image.

## Rhosneigr Property

### Ground Floor

Approx. 52.3 sq. metres (563.1 sq. feet)



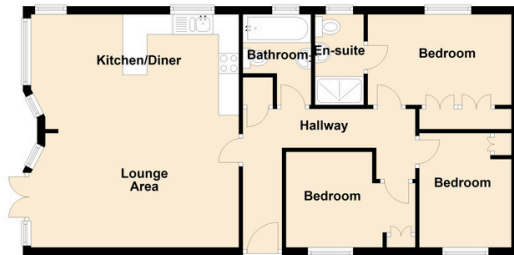
Total area: approx. 52.3 sq. metres (563.1 sq. feet)

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.

Score	Energy rating	Current	Potential
92+	A		115   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	25   F	
1-20	G		

### Ground Floor

Approx. 68.2 sq. metres (734.3 sq. feet)



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