



Rhosneigr Property



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**Shiralee, Ffordd Maelog, Rhosneigr
LL64 5QE**

Key features

- **Exceptional development potential**
- **In the heart of Rhosneigr village**
- **350 meters to beach**
- **Detached dormer bungalow**
- **In need of refurbishment**
- **Very approx. 525 square meter site**
- **(0.13 acre)**
- **Also known as “Sheralee”**

Situated in the popular coastal village of Rhosneigr with its exceptional beaches, excellent watersport facilities and many other amenities, Shiralee is a 1970's detached dormer bungalow with great potential for redevelopment. The site includes an area to the right hand side that currently has an original DOUBLE GARAGE (now part workshop) & additional parking for a number of vehicles. The modern detached property to the right of Shiralee is an excellent example of just what could be created here (subject to planning permission).

The accommodation comprises, on the GROUND FLOOR: Porch; Hall with under-stairs cupboard; Lounge; Dining Room; Dining-Kitchen; Side Porch; 2 Bedrooms & Shower/Wet room and on the FIRST FLOOR: 2 further Bedrooms. There is gas central heating (Calor gas cylinders) & uPVC double glazing.

Externally, there are small gardens to all sides plus the good sized area to the right hand side.

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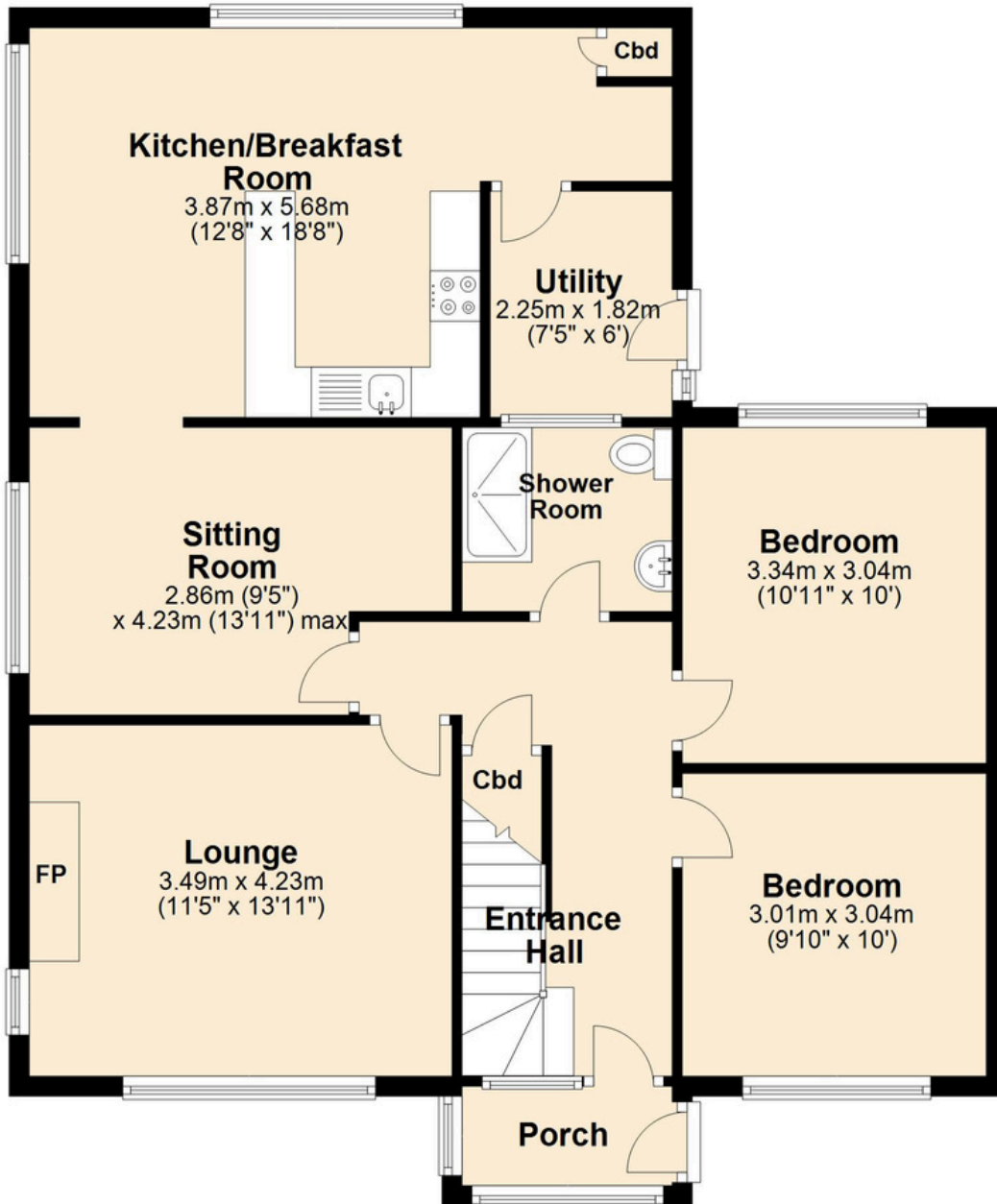
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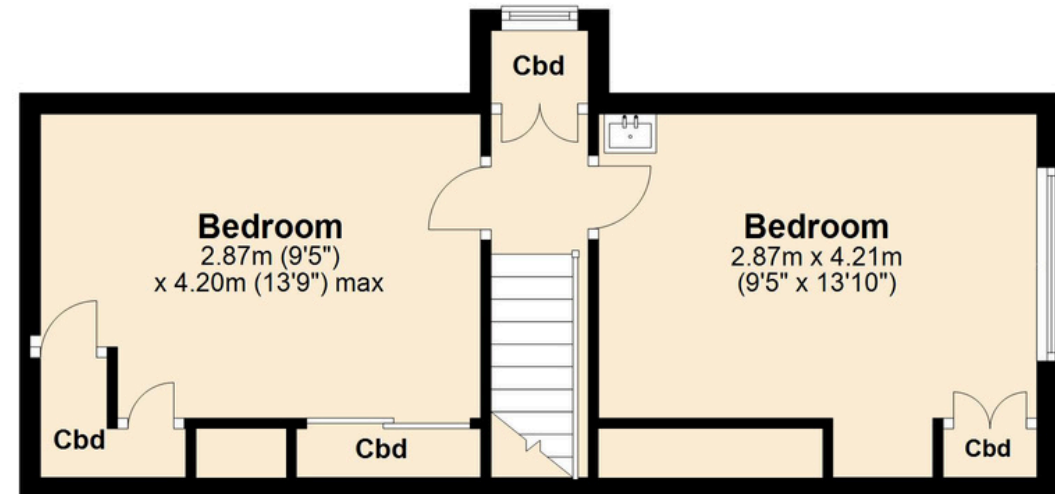
Ground Floor

Approx. 89.6 sq. metres (964.2 sq. feet)



First Floor

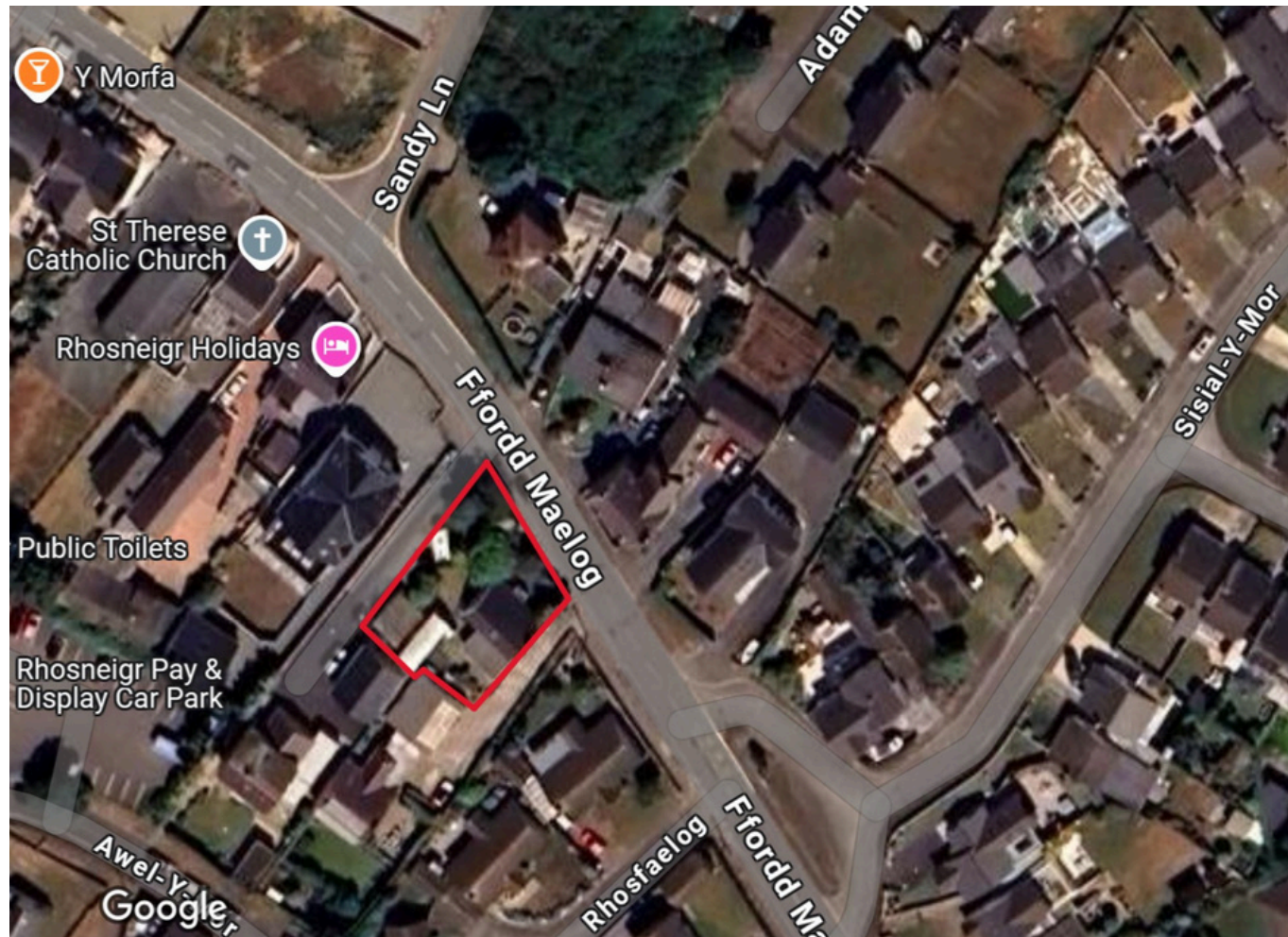
Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 123.5 sq. metres (1329.1 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.

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