



# Rhosneigr Property







Moelfre - £237,500

 **Rhosneigr Property**  
RHOSNEIGR'S LOCAL ESTATE AGENT

## **Brambles, The Gateway, Moelfre, LL72 8LJ**

### **Key features**

- **Detached true bungalow**
- **Superb location**
- **Open aspects**
- **Ample parking & garage**
- **Edge of desirable village**
- **5 minute walk to beach**
- **Non-conventional construction**
- **Cash buyers sought**
- **2 reception rooms**
- **2 double bedrooms**

 **Rhosneigr Property**

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**Located on the edge of the beautiful seaside village of Moelfre and just 5 minutes walk to the beach, Brambles is understood to have been a “kit” transported from Canada in the 1950’s. Comprising a 2 double bedroom detached true bungalow with 2 reception rooms, ample parking and small gardens, the property is located in a fabulous position backing onto farmland and with open aspect to the front with distant sea view.**

**Situated on a private drive which leads to just 3 properties off the Lligwy road (Ffordd Lligwy) , the construction is described as non-conventional and likely to be unmortgageable. Whilst a recent Air Source Heat Pump and photovoltaic panels have been installed, the property does require some refurbishment and cash offers are therefore invited.**

**The accommodation comprises: Hall; WC; Lounge with bay window and open aspects and French doors to back garden; Dining Room with bay to front and fireplace; Galley style kitchen with fitted units and store cupboard; Utility/Store room to rear; Inner hall with access to 2 Double Bedrooms and Shower room. There is an attached larger than average single garage plus ample parking to the side.**

**Air source heat pump; Photovoltaic panels; Pressurised 150 litre hot water cylinder; uPVC double glazed; Shared septic tank with 1 neighbour (mains drainage nearby).**

**DIRECTIONS: Before dropping down into the village centre on the A5108, turn left into Ffordd Lligwy opposite the convenience store, Y Siop. The Gateway is a private single lane after approx. 275 meters on the right, between two properties, Rhos Helyg and Ty’n Lon (Holiday Let). Brambles is the second to last bungalow on this lane.**



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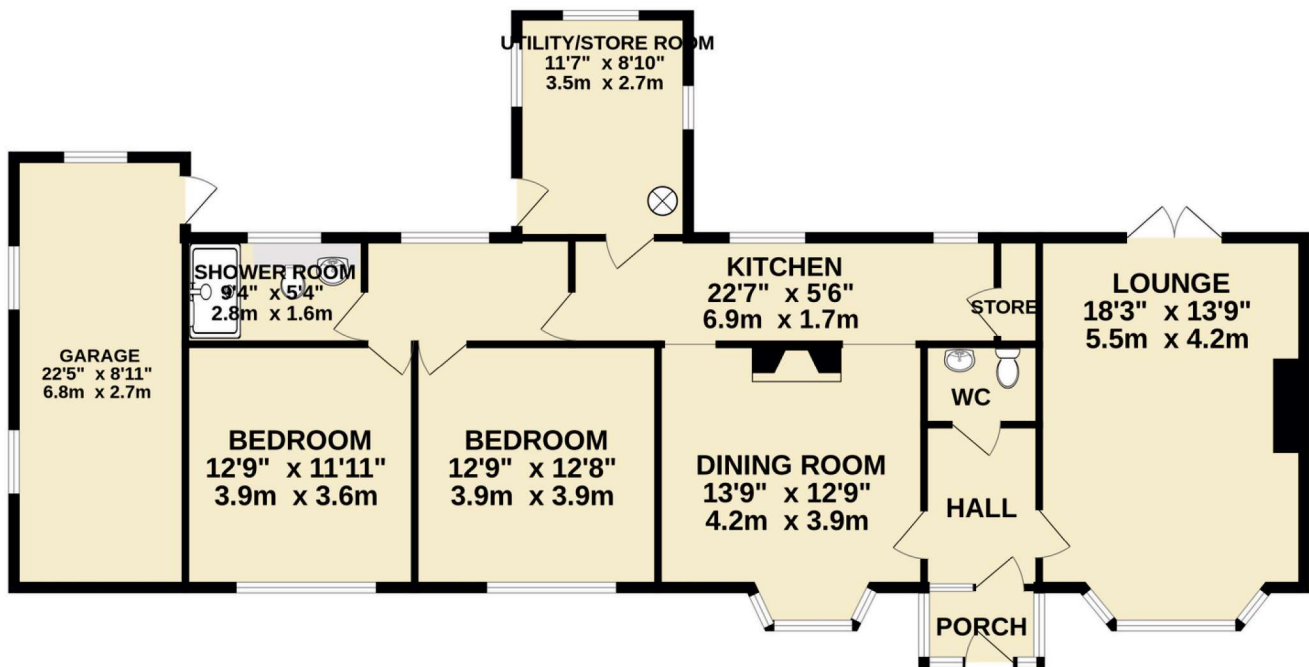
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## GROUND FLOOR



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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