



- **Three bedroom detached bungalow on a plot of land measuring approximately 1.23 acres with planning permission for a four bedroom detached house.**

Description A rare opportunity to acquire the freehold interest in a 3 bedroom dormer bungalow with spectacular views over the popular Anglesey destination of Red Wharf Bay with further re-development opportunity. The property is set in 1.23 acres (0.50 hectares) and has the benefit of a detailed planning permission to erect a 4 bedroom detached house adjacent to the existing dwelling, Planning Approval No: 30C721A. The bungalow is currently let on an Assured Shorthold Tenancy holding over at a rent of £5,200 per annum.



Not to scale. For identification purposes only

Situated In a sought after location occupying an elevated position with extensive views across Red Wharf Bay and the Eastern side of the Isle of Anglesey. Access is over a shared drive adjacent to Traeth Coch Sailing Club. The isle of Anglesey is connected to the mainland by two bridges.

Site Area Approximately 0.5 hectares (1.23 acres)