



**BRYN GWYN**  
**LLANBEDROG LL53 7TG**  
**£345,000**





## CROESO | WELCOME:

Mae Bryn Gwyn wedi ei osod dros ddu lawr sydd yn cynnig 2 lolfa, gegin gyda 'Rayburn', 3 llofft ac ystafell ymolchi gyda chawod. Tu allan mae yna adrannau gwahanol i dyfu bwyd, llefydd eistedd, gerddi, siediau a garej.

Bryn Gwyn is conveniently placed to enjoy all the amenities offered by this popular seaside village. Some of the facilities nearby are a National Trust sandy beach and independently owned Aqua beach bar/restaurant. Art gallery with café, 2 public houses, primary school, Church, village hall, Spar, chemist and Tremfan Hall restaurant.

Situated on a spacious south-facing plot, the garden has been sectioned for different purposes; flowers, vegetable/fruit plots, lawns, patio and seating areas. Only as you wonder around these distinctive areas do you appreciate the love and attention to detail that has gone into creating this wonderful space.

To fully appreciate all that Bryn Gwyn has to offer, you must come and view it for yourself.

## CYNTEDD | ENTRANCE PORCH:



uPVC double glazed door and window.

#### **CYNTEDD | ENTRANCE HALL:**

Electric radiator. Stairs to first floor with storage under.

#### **LOLFA | SITTING ROOM:**

10' 2" x 10' 5" (3.10m x 3.2m) uPVC double glazed window, electric radiator.

#### **LOLFA | LOUNGE:**

12' 11" x 10' 5" (3.95m x 3.2m) Fireplace with stove. 2 uPVC double glazed windows, electric radiator.

#### **CEGIN | BREAKFAST KITCHEN:**

15' 8" x 5' 10" (4.8m x 1.8m) L-shaped, maximum measurements. Fireplace with Rayburn range, built-in cupboards to recess. Archway to kitchen area with base units. 2 uPVC double glazed windows. Door to:

#### **CYNTEDD | REAR PORCH:**

uPVC double glazed door to outside.

#### **PEN GRISIAU | FIRST FLOOR LANDING:**

2 uPVC double glazed windows, access to roof space.

#### **LLOFFT 1 | BEDROOM 1:**

12' 11" x 10' 5" (3.95m x 3.2m) 2 uPVC double glazed windows, electric radiator.

#### **LLOFFT 2 | BEDROOM 2:**

10' 2" x 10' 5" (3.1m x 3.2m) uPVC double glazed window, electric radiator.

#### **LLOFFT 3 | BEDROOM 3:**

9' 6" x 9' 2" (2.9m x 2.8m) uPVC double glazed window, electric radiator.

#### **YSTAFELL YMOLCHI | SHOWER ROOM:**

Cubicle with electric shower, vanity corner unit with washbasin and storage under, toilet, uPVC double glazed window.

#### **TU ALLAN | OUTSIDE:**

Driveway leading to Garage provides off road parking. Garage/Workshop 4.7m x 5.8m. Entertaining shed 3.8m x 3.1m with uPVC double glazed door and window. Patio area, seating areas, lawned garden, flower beds, range of trees and shrubs, beds for fruit and vegetables.



## PERCHNOGAETH | TENURE:

Freehold.

## TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:

F.

## TRETH CYNGOR | COUNCIL TAX BAND:

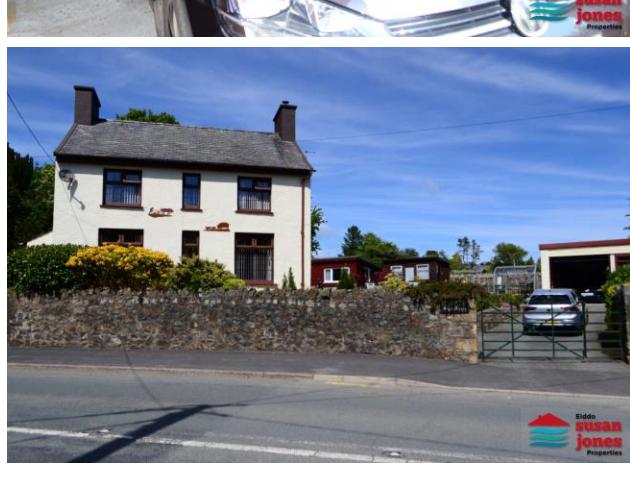
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## GWASANAETHAU | SERVICES (NOT TESTED):

We believe that mains water, electric, and drainage are connected. The oil Rayburn range also provides the hot water.

## CYFARWYDDIADAU | DIRECTIONS:

From Pwllheli follow the A499 towards Llanbedrog, you will find Bryn Gwyn on your righthand side, just before turning for Myntho (B4413).



Eiddo  
**susan**  
Properties



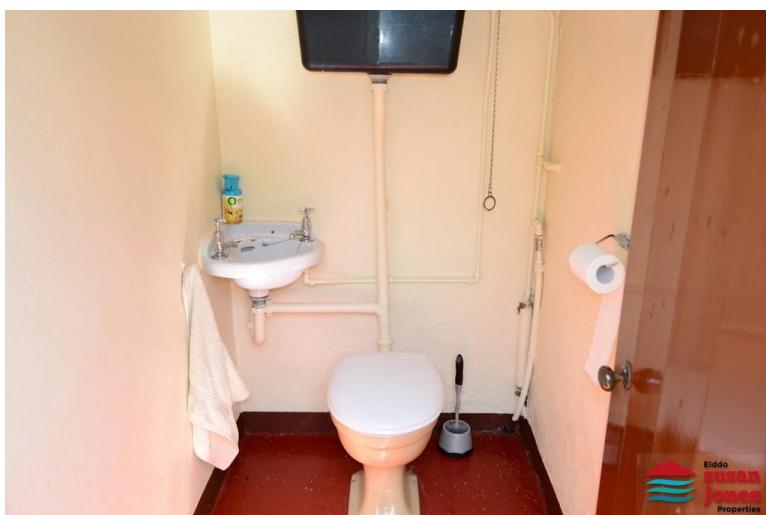
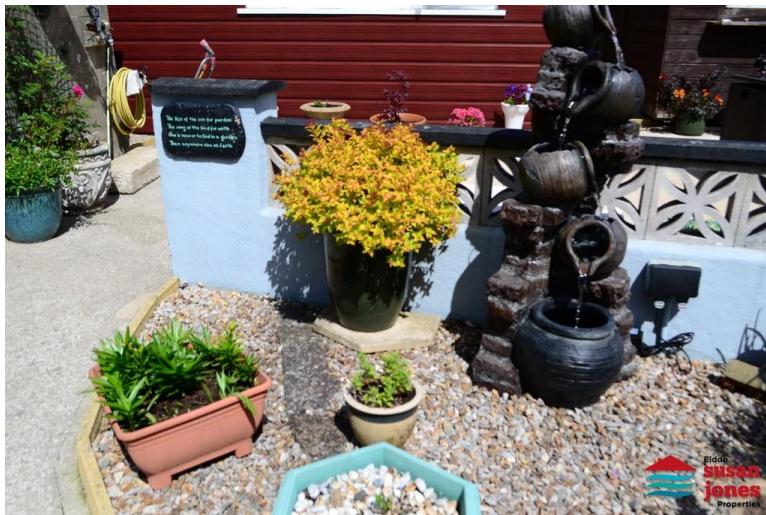
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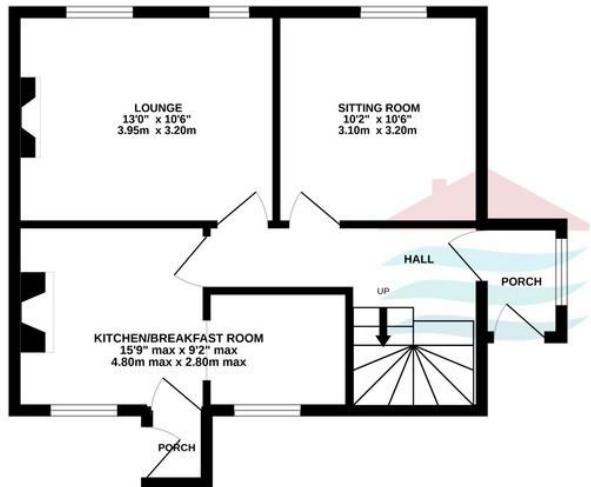
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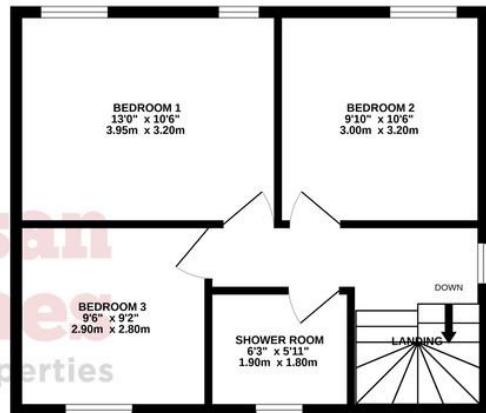
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GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



Eiddo  
**susan**  
**jones**  
Properties

TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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