

GROUND FLOOR
APPROX. FLOOR
AREA 872 SQ.FT.
(81.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 864 SQ.FT.
(80.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1736 SQ.FT. (161.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 62016.



Energy Performance Certificate



Pen y Bryn, Uwch Mynydd, Pwllheli, LL53 8BY

Dwelling type: Detached house Reference number: 0424-2856-7853-9596-0071
Date of assessment: 16 May 2016 Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 May 2016 Total floor area: 159 m²

Use this document to:

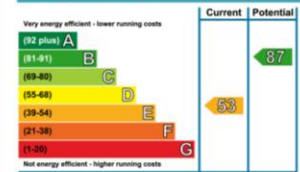
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,902
Over 3 years you could save	£ 1,329

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 432 over 3 years	£ 276 over 3 years	You could save £ 1,329 over 3 years
Heating	£ 3,804 over 3 years	£ 2,766 over 3 years	
Hot Water	£ 666 over 3 years	£ 531 over 3 years	
Totals	£ 4,902	£ 3,573	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 249	✓
2 Low energy lighting for all fixed outlets	£60	£ 123	✓
3 Heating controls (room thermostat)	£350 - £450	£ 138	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/havingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Pen Y Bryn, Uwch Mynydd, Pwllheli, Gwynedd LL53 8BY • New Price £325,000
Are you after a taste of Welsh rural life with superb views and an accommodating house?

- Enlarged Double Fronted Detached Residence
- 6 Bedrooms, En-suite, Bathroom & 2x Wc's
- 3 Reception Rooms & 2 Kitchens
- Predominantly uPVC Double Glazed
- Oil Central Heating & Economy 7
- Excellent Views Of Bardsey Island & Sea
- Good Sized Lawned Garden & Paved Patio
- Useful External Utility/Store & Ample Parking
- Chalet/Stores & Outbuilding
- Located In An Area of Outstanding Natural Beauty



Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fawr gywir. Cofiwch d'yn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad profesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gywir sedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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12 Y Maes, Caernarfon, Gwynedd LL55 2NF

Pen Y Bryn, Uwch Mynydd, Pwllheli, Gwynedd LL53 8BY North Wales



Description

Being offered for sale in a striking position close to the tip of the beautiful Llŷn Peninsula is this substantial extended Double Fronted Detached House which enjoys a superb south facing aspect with far reaching views towards Bardsey Island, the sea and surrounding countryside. The original part of the property typifies the double fronted nature from the period of its construction whilst the newer section of the house was added some 16 years ago, making this a particularly roomy home that's ideal for busy family life. The present owners have arranged the accommodation to suit their particular needs so that it can function as 2 independent dwellings. This may prove useful should you have a dependent relative who wishes to retain a level of independence or if you wanted to let a part of the property as say, holiday accommodation. The older kitchen features a traditional Rayburn range whilst the in the newer section, wide sliding patio doors open to the west facing patio with excellent views towards the sea. Externally is a good sized garden, useful utility/store and plenty of private parking, a separate chalet presently used as storage with a garden of approximately 27m x 10m which has possible scope for garage space (subject to usual planning consent). Also, there is an outbuilding which could be converted to provide a holiday let unit subject to the usual consent.

The property benefits from uPVC double glazing (except for 2 timber single glazed units) and oil central heating/Economy7 heating. The accommodation briefly comprises: Porch, Entrance Hall, Lounge, Kitchen, Dining Room, Sitting Room, 2nd Kitchen, Utility Porch, Bathroom and Wc to ground floor; 6 Bedrooms, En-suite, Wc and Store Room to first floor - the store room is intended to be a shower room where electricity and plumbing has already been fitted.

Location

Uwchmynydd is a scattered rural community located towards the tip of the Llŷn peninsula, an AONB (Area of Outstanding Natural Beauty) culminating at historic Bardsey Island just off shore. Day trips to the island can be arranged during the summer months from Aberdaron. The nearest village for amenities, pubs and restaurants is Aberdaron which can be reached in a few minutes by car. There is a health centre/surgery available in the neighbouring village of Botwnnog. There is good access to the coastal A499 road which connects Abersoch, Llanberog and Pwllheli. Pwllheli is a market town and the main Llŷn shopping destination, offering a renowned marina, a good range of shops and supermarkets, restaurants, schools and leisure facilities. In the vicinity is an endless choice of beaches such as that at Aberdaron, Whistling sands, Hell's Mouth and Abersoch whilst the coastal path will give you access to some of the Llŷn's magical hidden coves and historical sites.



Property Features

Porch

Entrance Hall

Lounge: 16' 8" X 8' 11" (5.10m X 2.72m)

Kitchen: 8' 0" X 11' 6" (2.44m X 3.53m)

Dining Room: 17' 4" X 8' 0" (5.30m X 2.44m)

Sitting Room: 12' 5" X 10' 4" (3.81m X 3.17m)

2nd Kitchen: 9' 11" X 11' 10" (3.04m X 3.62m)

Bathroom: 8' 6" X 4' 10" (2.60m X 1.49m)

Utility Porch: 7' 1" X 4' 1" (2.16m X 1.27m)

Wc

Bedroom 1: 8' 5" X 11' 6" (2.57m X 3.52m)

Bedroom 2: 8' 6" X 11' 6" (2.61m X 3.52m)

Bedroom 3: 16' 8" X 9' 0" (5.10m X 2.75m)

Store Room: 5' 3" X 8' 9" (1.61m X 2.68m Max)

Bedroom 4: 12' 4" X 12' 0" (3.76m X 3.67m Max)
L-Shaped Room.

Ensuite

Bedroom 5: 9' 9" X 7' 8" (2.99m X 2.36m)

Bedroom 6: 6' 8" X 11' 1" (2.05m X 3.40m)

Wc

Outside

The property is approached via a shared track with the neighbouring property. In front of the house is a concreted hardstanding offering private parking. The enclosed main garden to the front offers a lawn, a slate gravelled area where there is a useful utility store complete with power/light and plumbing for white goods. A raised paved patio resides along the west elevation which is ideal for alfresco dining with excellent countryside and sea views. The property also benefits from a separate chalet presently used as storage and garden.

Utility Store: 7' 9" X 8' 4" (2.37m X 2.55m)

Directions

From the Caernarfon direction, follow the A499 towards Pwllheli. On reaching Pwllheli, proceed through the town heading towards Abersoch, still on the A499. On reaching Llanbedrog, bear right onto the B4413 and continue to Aberdaron. On reaching the outskirts of Aberdaron, turn right shortly after the 30MPH signs signposted Anelog, passing some council houses on your right. Stay on this road for just over ½ mile, taking the turning on your right signposted Uwchmynydd 1 mile. Stay on this road, passing Uwchmynydd chapel on your right next to a telephone kiosk and continue down the hill and up the other side. After taking a sharp right turn with a former restaurant on your left (Penbryn Bach) take the next left turning down a track - the property is the second one along.

Services

We are informed by the seller this property benefits from mains Water & Electricity. Private Drainage.

Heating

Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Viewing by Appointment

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