



GROUND FLOOR
APPROX. FLOOR
AREA 1397 SQ.FT.
(129.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 932 SQ.FT.
(86.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2329 SQ.FT. (216.3 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.
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Bryn Aber, Cemlyn, Cemaes Bay, Anglesey LL67 0DY • £425,000

This fabulous house provides assured privacy in a most beautiful setting

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		71
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		

- Striking Detached Walled House
- Idyllic Coastal & Rural Setting
- 4 Bedrooms & Family Bathroom
- 3 Spacious Reception Rooms
- Large Conservatory
- Fitted Kitchen & Utility Room
- Immense Enclosed Rear Gardens
- Detached Garage & Ample Off Road Parking
- Separate 1.12-Acre Plot Of Land With Derelict Buildings
- Advantage Of No Onward Chain



Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch d'yn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwirad proffesiynol. 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 gynewyddedig 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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9 Stanley Street, Holyhead, Isle of Anglesey LL65 1HG

Bryn Aber, Cemlyn, Cemaes Bay, Anglesey North Wales LL67 0DY



Description

Bryn Aber is a striking detached walled house standing on about 3.86 acres of its own grounds by the waterside in the beautiful Cemlyn Bay. Cemlyn Bay is one of the most important nature reserves in this part of north Wales and has been designated as both an area of outstanding natural beauty and special scientific interest.

The dwelling, whose origins are believed to date back to the early 20th century, was purchased by the renowned aviator Captain Vivian Hewitt in 1930. Rather uniquely, Captain Hewitt built a high wall around the entire property giving it a fortress like appearance and an inevitable air of mystery. In reality, Hewitt was a passionate amateur ornithologist who built the wall as windbreak in order to attract all forms of wild birds to his grounds.

After his death, the property was left to his housekeeper and her family but sadly, it has been neglected over recent years, leaving it in need of a great deal of internal and external attention.

The well-proportioned accommodation includes on the ground floor an Entrance Hall, 4 Spacious Reception Rooms, a Large Conservatory and a Fitted Kitchen with an adjoining Utility Room. 4 Double Bedrooms and a Family Bathroom with a separate WC.

Location

Lying in an idyllic coastal and rural setting in the lovely Cemlyn Bay, Bryn Aber is opportunely placed for the many of the other alluring bays, sandy beaches and rustic attractions to be found on the North Anglesey coastline. Easy access is enabled via the A55 expressway, which can be found about 12 miles from the property, allowing rapid commuting throughout the island, to the mainland, passing by the acclaimed University City of Bangor and onwards to Chester, ultimately linking up with the UK motorway network. The conveniently placed towns of Amlwch & Holyhead and their neighbouring communities ensure that with a range of shops, services and recreational facilities, your essential needs are well catered for. Additionally, the port town of Holyhead offers daily sailings to and from Ireland and a first-rate intercity train service.

Property Features

Dining Room:	6' 11" x 24' 8" (2.11m x 7.54m)
Kitchen:	10' 10" x 15' 11" (3.31m x 4.87m)
Utility Room:	5' 4" x 5' 2" (1.65m x 1.59m)
Living Room 1:	13' 5" x 12' 4" (4.10m x 3.78m)
Living Room 2:	9' 5" x 16' 11" (2.88m x 5.16m)
Reception Room:	10' 7" x 16' 9" (3.23m x 5.13m)
Conservatory:	10' 7" x 16' 9" (3.23m x 5.13m)



Landing

Bedroom 1: 10' 7" x 16' 10" (3.23m x 5.14m)

Bedroom 2: 12' 2" x 13' 6" (3.72m x 4.14m)

Bedroom 3: 9' 6" x 13' 9" (2.90m x 4.21m)

Bedroom 4: 13' 6" x 9' 8" (4.14m x 2.95m)

Nursery

Bathroom: 8' 4" x 9' 10" (2.56m x 3.01m)

Outside

Outside the residence is accessed through a Metal Vehicular Security Gate onto a large Tarmacadam forecourt providing ample off road parking and general access to the property including a vast detached garage/workshop and the immense lawned gardens to the rear that are divided by separate walled enclosures. The gardens, which in the past displayed an enormous range of exotic plants shrubs, bushes, majestic trees, are now thoroughly overgrown and need a great deal of re-cultivation to return to their former glory. A promontory extends from the house across the water to a tract of land, amounting to approximately 1.12 acres accommodating 3 derelict stone buildings of varying sizes that to been used for the storage of coal and items. This tract and the buildings are included in the sale of Bryn Aber.

Directions

From the A55 exit at junction 3, follow the signposts for the A5 towards Valley, and continue to the traffic lights at the crossroads. Turn right on to the A 5025 towards Amlwch. Follow this route for about 10 miles and take the left turning signposted for Cemlyn. Carry on along this road for approximately 2 miles and as you enter Cemlyn Bay, you will see the property on your right hand side.

Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.

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.

Agents Note

Please be aware that this property sits within a high risk flood zone. Purchaser should make their own enquiries through the environment agency.

