

Tudor

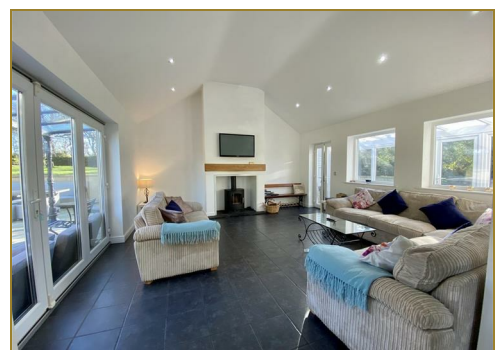
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Bryn , Rhoshirwaun, LL53 8LB

£495,000

- Detached Country Residence
- Delightful Rural Area
- 4 Bedrooms & 3 Receptions
- Modernised & Improved
- Extensive Accommodation
- Gardens, Grounds & Ample Parking



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Tudor Estate Agent & Chartered Surveyors are favoured with instructions to offer this modernised and improved detached country residence located in a delightful rural area on the north coast of the glorious Llyn Peninsula and is conveniently located for Aberdaron, the picturesque seaside village on the western extremity of the Llyn Peninsula and is also close to Porth Oer (Whistling Sands).

Bryn is attractively decorated throughout with the benefit of double glazing and oil central heating and has been successfully extended and improved to provide a modern spacious layout with the following extensive accommodation: -

Open plan kitchen/diner/living with bifold doors to patio area. Conservatory. Master bedroom suite with en-suite bathroom. On the original part of the dwelling there is a further three bedrooms, one with en-suite. Spacious inner hallway. Shower room. Games room.

Large gardens and grounds all enjoying spectacular countryside views and the sea in the distance. Summerhouse. Ample parking.

GROUND FLOOR

Open Plan Kitchen/Diner/Living

Kitchen/Diner 14'2 x 21'2 (4.32m x 6.45m)

Modern fitted kitchen units with granite worktop. Range (bottle gas). Belfast sink with mixer tap. Integral dishwasher. Underfloor heating. Opening to:

Living Space 16'2 x 17'6 (4.93m x 5.33m)

Modernised and open plan room with attractive features and incorporating multi fuel stove. Tiled floor with underfloor heating. Open bifold doors to patio with veranda. French doors to:

Conservatory 6'8 x 17'6 (2.03m x 5.33m)

UPVC double glazed windows and doors with glass roof providing a most attractive room.

Inner Hall

Stairs to first floor.

FIRST FLOOR MASTER BEDROOM SUITE 14'7 x 21'2 (4.45m x 6.45m)

Solid oak floor. Radiator. French doors to small balcony enjoying spectacular countryside views with the sea in the distance. Juliet balcony. Door to:

En-Suite Bathroom

Modern white suite with freestanding bath. Shower cubicle. Washbasin. Low level w.c. Tiled floor and walls. Feature beams. Towel radiator.

GROUND FLOOR - Inner Hall

Discreetly concealed oil fired boiler for central heating and hot water. Underfloor heating manifold. Tiled floor with underfloor heating. Two storage cupboards with plumbing for washing machine. Outside door to the front.

Shower Room

Low level w.c. Washbasin. Walk-in shower. Towel radiator. Tiled floor and walls. Underfloor heating. Extractor fan.

Sitting Room/Games Room 12'9 x 14'5 (3.89m x 4.39m)

Multi fuel stove set in exposed stone wall. Radiator. Door to:



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Hall

With outside door to the front. Stairs to first floor.

Bedroom 7'10 x 10'8 (2.39m x 3.25m)

Featured oak floor. Radiator.

FIRST FLOOR

This first floor area is part of the original dwelling.

Landing

Toilet

Low level w.c. Washbasin. Towel radiator. Tiled floor.

Bedroom

Two radiators. Laminate wood effect floor. Ladder to crog loft. Open beams.

Bedroom 7'8 x 10'2 (2.34m x 3.10m)

Oak floor. Door to:

En-Suite 5'4 x 14'6 (1.63m x 4.42m)

Washbasin. P bath with shower room. Low level w.c. Towel radiator. Velux roof light. Tiled floor and walls.

SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is freehold with vacant possession available on completion.



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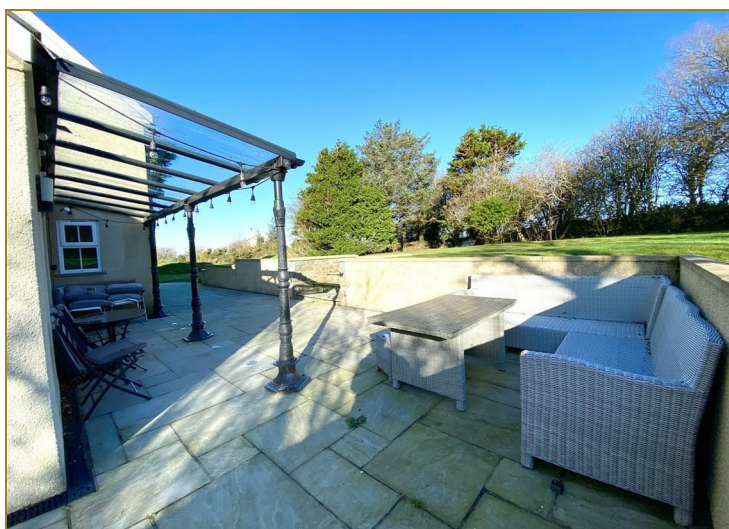
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| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 111-121 | A | | |
| 92-110 | B | | |
| 73-91 | C | | |
| 54-72 | D | | |
| 35-53 | E | | |
| 16-34 | F | | |
| 1-15 | G | | |
| 76 50 | | | |

More energy efficient = lower running costs.
 Energy efficiency is based on the SAP rating of the property.
 England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|---|---------|-----------|
| 111-121 | A | | |
| 92-110 | B | | |
| 73-91 | C | | |
| 54-72 | D | | |
| 35-53 | E | | |
| 16-34 | F | | |
| 1-15 | G | | |

More environmentally friendly = lower CO₂ emissions.
 Environmental Impact is based on the SAP rating of the property.
 England & Wales EU Directive 2002/91/EC



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