



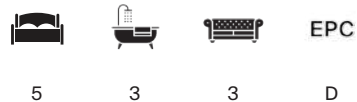
BRIG Y DON, ABERDOVEY

Gwynedd, LL35 0NH



A MAGNIFICENT HOUSE WITH EXCEPTIONAL VIEWS

A magnificent, detached house with exceptional views, garden,
parking and building plot.



Local Authority: Gwynedd County Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, drainage, gas and electricity.

Agents Note: Article Four (4)

Guide Price: £1,395,000

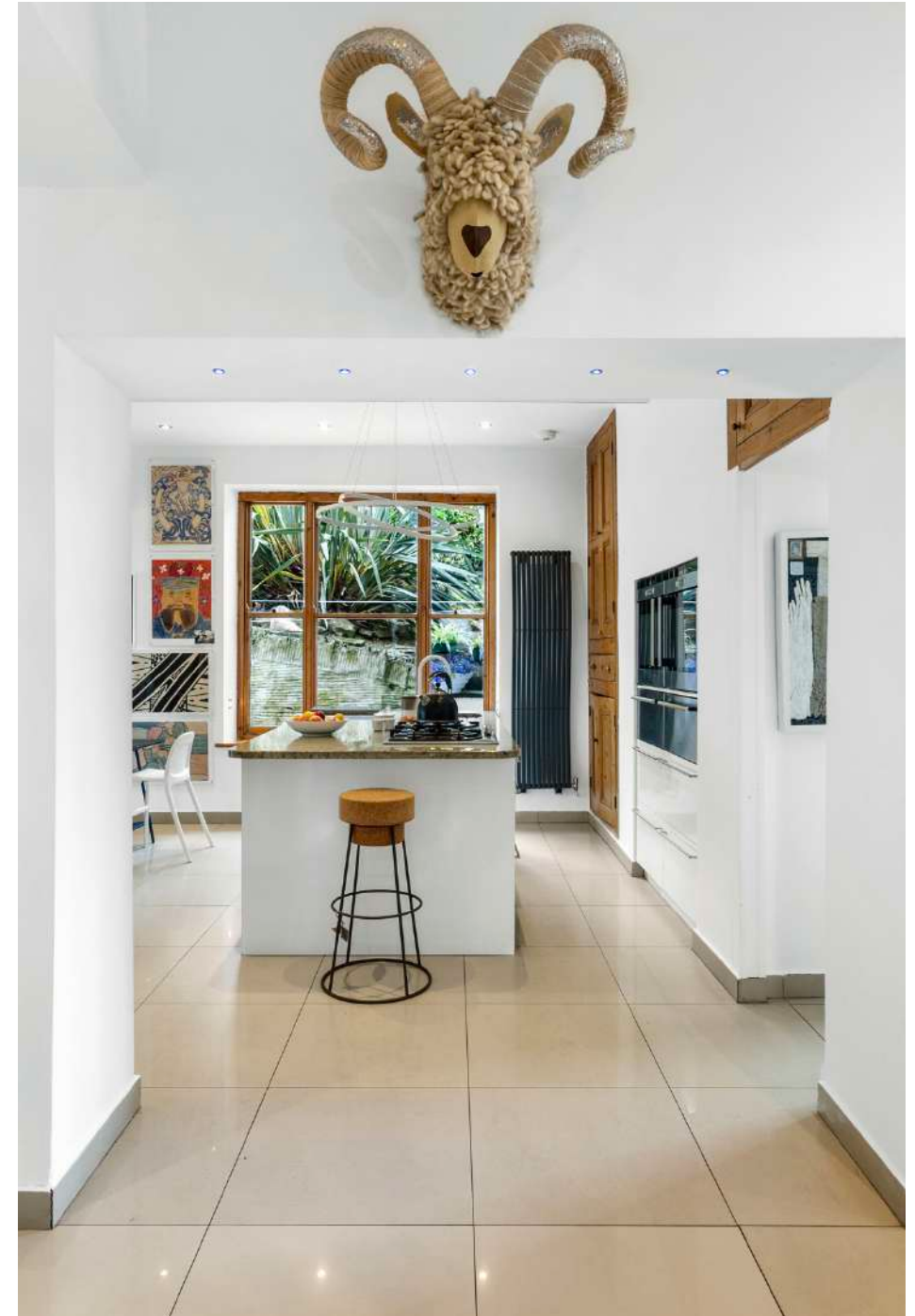


BRIG Y DON, ABERDOVEY

Brig Y Don is an exceptional home in the heart of the village that not only enjoys exceptional views in the prestigious location of Balkan Hill but is within a short walk of all that the village has to offer.

Renovated to exceptional standards with exceptional quality clear throughout the property, the home benefits from unrestricted views of the Dyfi Estuary, and Cardigan Bay. It sits within mature gardens with terraces and featuring Victorian ornamental ponds, a summerhouse and gymnasium.

The ground floor is a light and spacious area leading to the open plan kitchen family rooms, with gas Aga, centred around a large island, with gas hob set into a quartz worktop, flowing into a large entertaining space. The dining room is set next to the kitchen. The living room is superbly proportioned with exposed wooden floor benefits from dual aspect and includes a walk-in bay window. It provides outstanding views towards the beach front and across the estuary. The room is an excellent entertaining space, with a feature fireplace. Completing the ground floor is a utility room containing a shower and there is a separate WC.







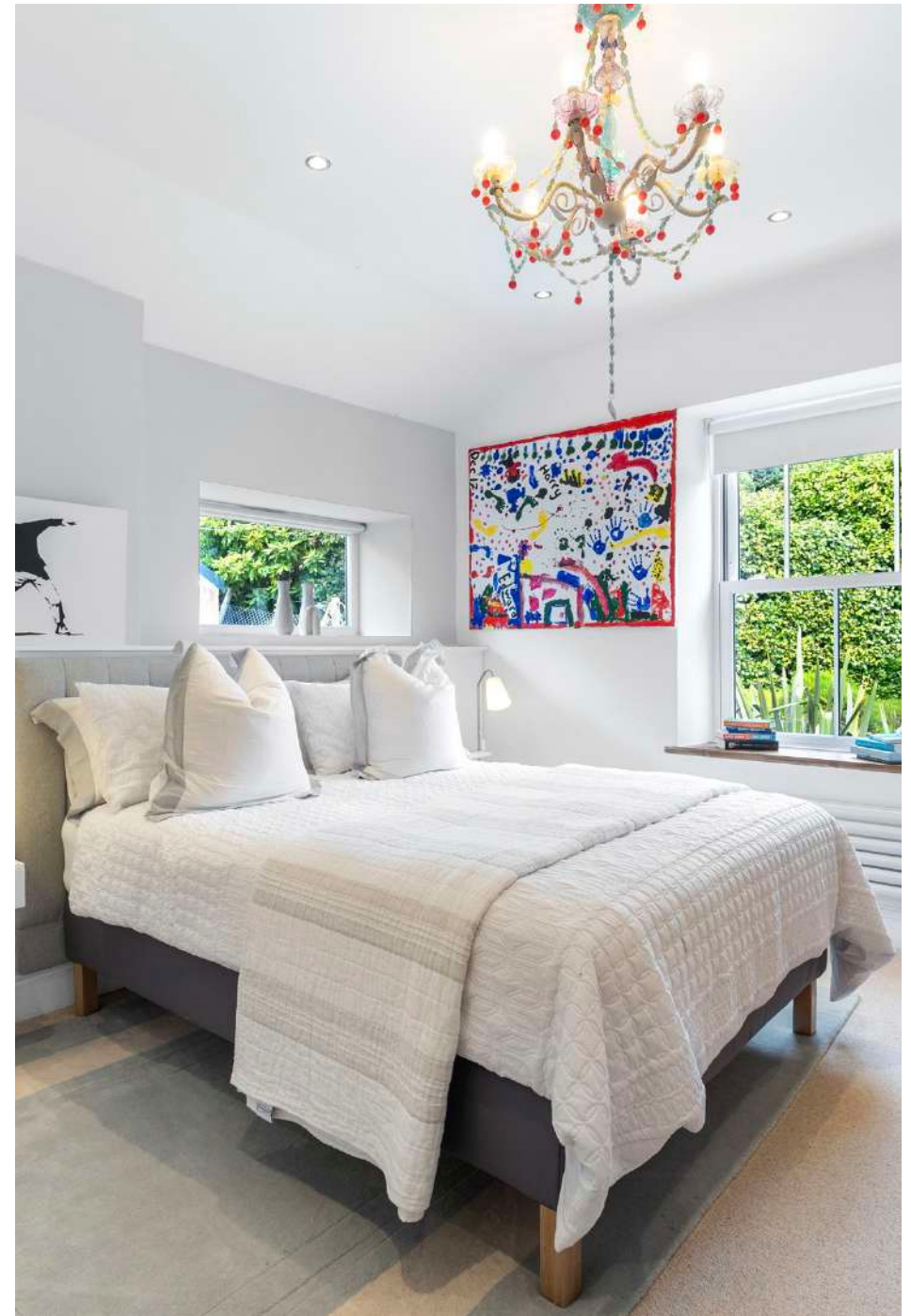


UPSTAIRS

The first floor comprises of four double bedrooms. The principal bedroom has dual aspect windows taking advantage of the views over the estuary and village. Bedroom two has an en suite shower room, complete with large walk-in shower, WC, and wash basin. Bedroom three is complete with built in wardrobes and access to the en suite shower room. Bedroom four completes the sleeping accommodation in the home. It is large room with a range of built-in wardrobes. The family bathroom has been extensively modernised.

Accessed externally, a fifth bedroom is located above the garage. It creates a private space for friends separate from the home. It has excellent views across the estuary and an en suite wet room.

Planning permission for a three-bedroom detached house to be built within the grounds, was acquired in 2023. This is the only building plot of its type, on the market, in the village. It also includes the architect's plans.







GARDENS & GROUNDS

An extensive tarmac driveway with ample parking is to the front of the house leading to an integral garage with electric roller door.

The home is set within mature gardens, with a substantial range of established shrubs, trees, and plants. There is a secluded seating area and a beautiful summerhouse. A terrace set of the living rooms has a south-westerly facing position -with exceptional views.

Towards the rear boundary is the gym. It is a separate outbuilding with electric connections, with potential for use as an external office.

Services: Mains water, drainage, gas and electricity.

Agents note: Article Four (4)





LOCATION

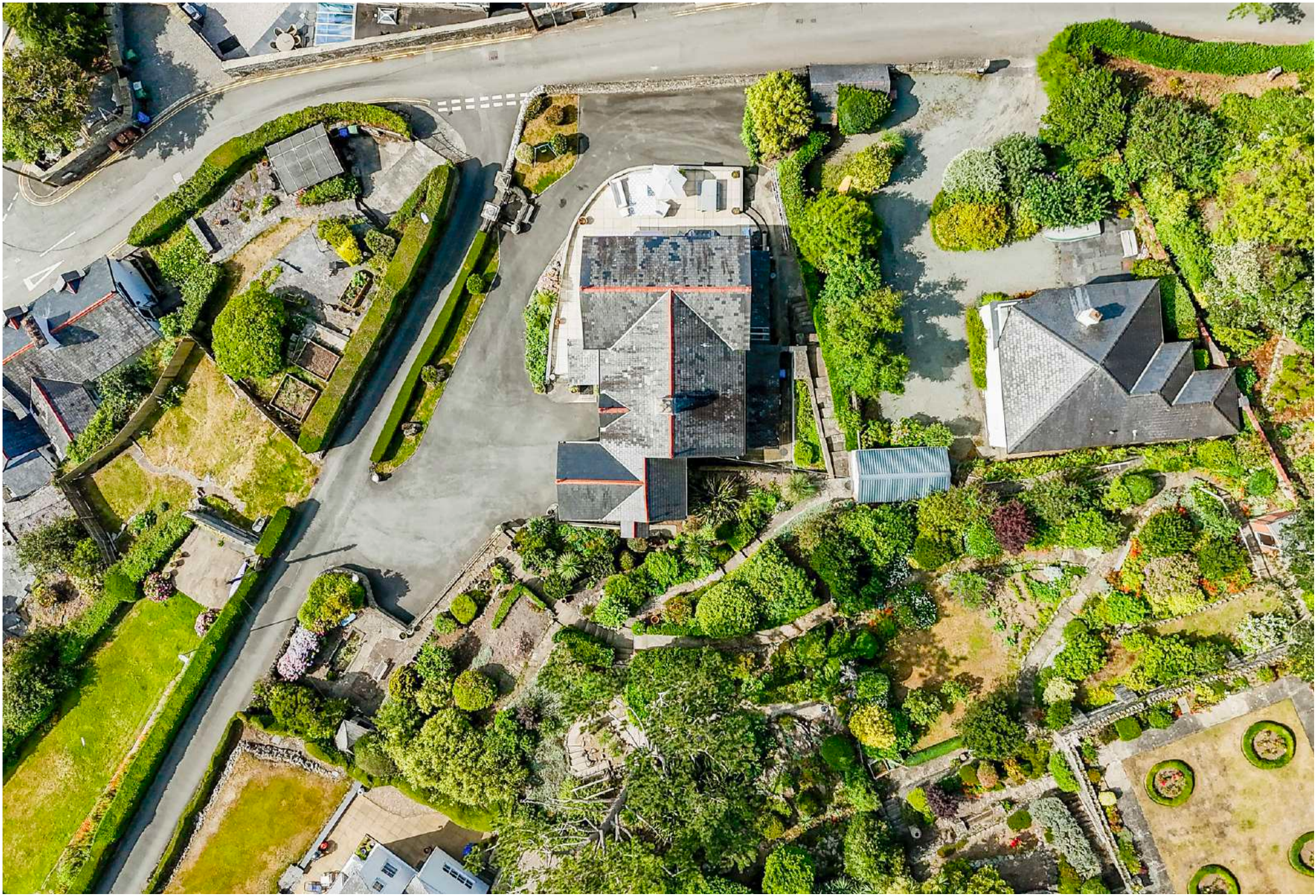
Brig Y Don is in an elevated position in a most sought after, quiet residential area, above the village yet within easy walking distance. Aberdyfi is an unspoilt seaside village in the Snowdonia National Park. It has shops, hotels, restaurants, railway and bus services, public recreation grounds and a well-known Championship Golf Course and a Sailing Club which caters for cruisers and dinghies. It is an excellent centre for hill walking and all form of outdoor activities.

Directions (Postcode LL35 0NH)

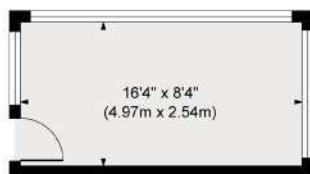
As you enter Aberdyfi, turn into the square and then right into Church Street. Take the first turning left onto Balkan Hill, then the first right onto Hopeland Road, where Brig Y Don is the first property on the left-hand side.

What3words - <https://w3w.co.football.rungs.submitted>

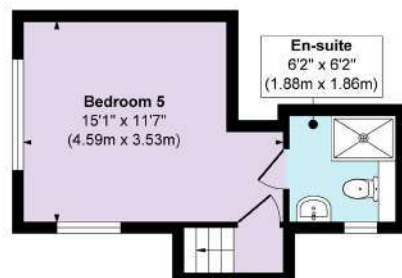




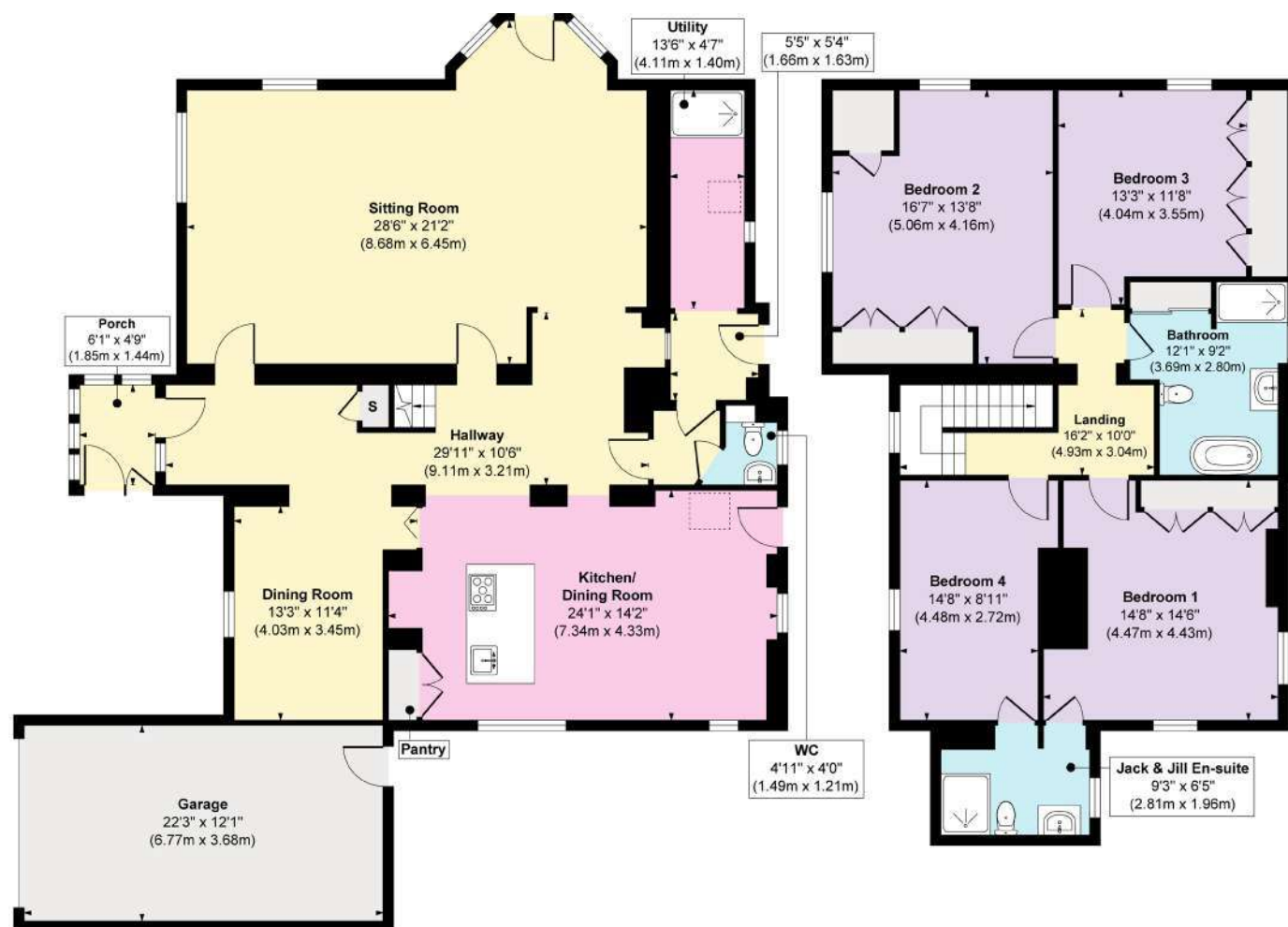




Outbuilding
Approximate Floor Area
135 sq. ft
(12.62 sq. m)



Garage First Floor
Approximate Floor Area
210 sq. ft
(19.52 sq. m)



Ground Floor
Approximate Floor Area
1690 sq. ft
(157.01 sq. m)

First Floor
Approximate Floor Area
1058 sq. ft
(98.30 sq. m)



Approx. Gross Internal Floor Area
Main House = 2748 sq. ft / 255.31 sq. m
Garage = 478 sq. ft / 44.43 sq. m
Outbuilding = 135 sq. ft / 12.62 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

We would be delighted
to tell you more.

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