



# Ael Y Bryn

Arthog | Gwynedd | Wales | LL39 1YT



**HOMES**  
— OF WALES —



Ael YBryn

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# Ael Y Bryn

Fine and Country West Wales is delighted to bring the spectacular Ael Y Bryn Country Property onto the open market. This well appointed three bedroom detached property is situated in a very special location overlooking the Mawddach Estuary.

Set at the end of a no-through Lane in this rarely available property location, the property offers three bedrooms, two bathrooms, cosy sitting room and a split level kitchen / dining room with all principle reception rooms, and two of the three bedrooms opening on to a full width decking area offering panoramic views of the Mawddach Estuary, beautiful countryside and the Panorama Peak.

Complementing the accommodation on offer, there is additionally a carport, large storage room and a very attractive studio which has been used for pottery in the past, approached via a country lane, the property is well located for Bartmouth, Fairbourne and Arthog. It's a rare opportunity to pick up a truly special property in an amazing location. Viewing highly recommended to secure this special country home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F	30 F	
1-20	G		



























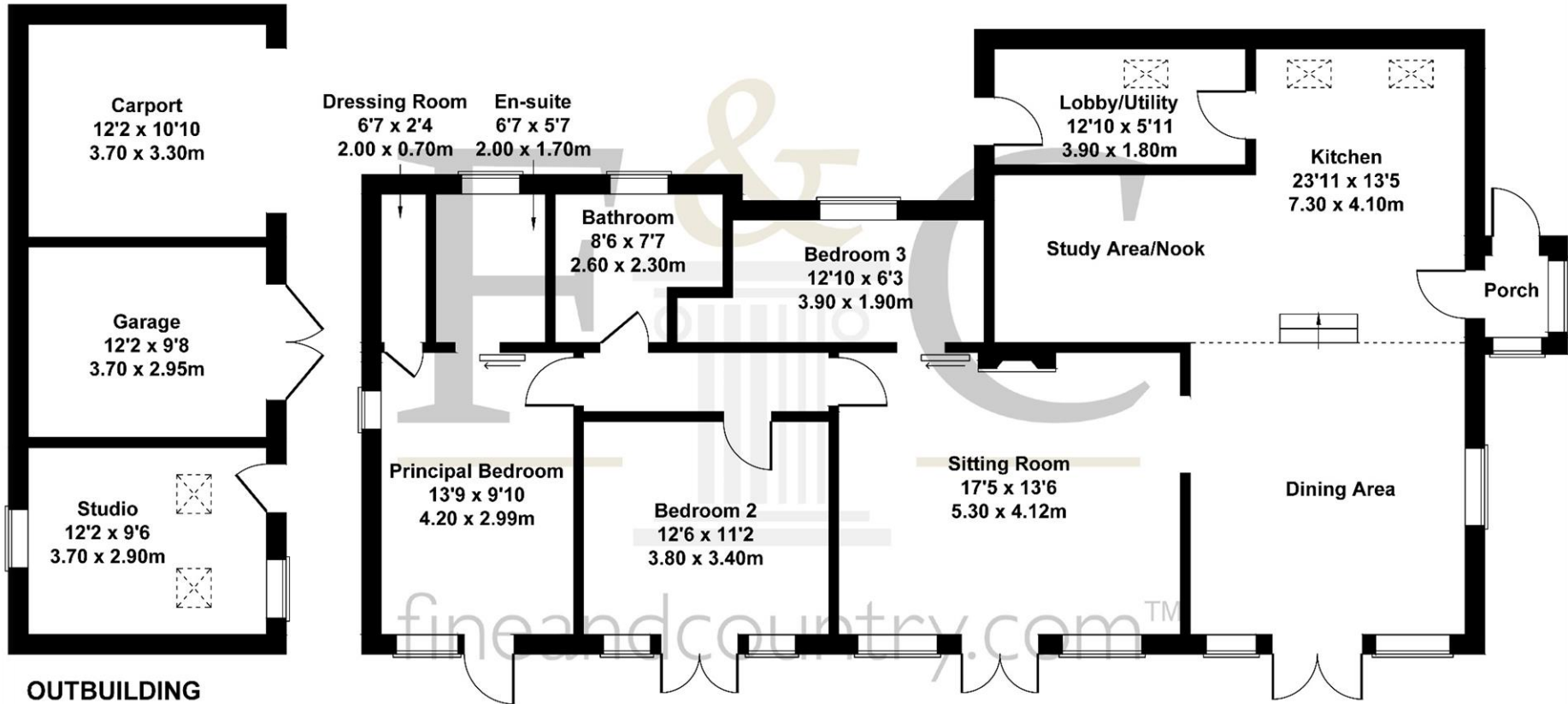






# Ael Y Bryn Arthog

Approximate Gross Internal Area  
1787 sq ft - 166 sq m



**OUTBUILDING**

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024





Homes of Wales

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