

Tudor

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



Berth Ddu, Bwlchtocyn, LL53 7BY

Guide price £675,000

- Detached Residence
- Land/Caravan Site
- Three Bedrooms
- Delightful Area - Outskirts of Abersoch
- All Extending to Approx 3.24 Acres
- Spectacular Views



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3.24 ACRES**RARE OPPORTUNITY*OPTION TO CONTINUE WITH CARAVAN SITE BUSINESS WITH THE POTENTIAL OF EXPANDING**STONE OUTBUILDING*NO CHAIN* Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this detached residence with land and caravan site, all extending to approx 3.24 acres or thereabouts, situated in a desirable and elevated position with spectacular panoramic views over open countryside and towards Abersoch Bay with the mountains of Mid-Wales in the distance. The property is in a sought-after seaside location on the outskirts of Abersoch and is within walking distance of the beautiful sandy beaches at Porth Ceiriad and Borth Fawr (main Abersoch) beach. It is also located close to the coastal path.

The comfortable accommodation briefly comprising of: Two receptions. Kitchen. Three bedrooms and Box room. Bathroom. Spacious lean-to utility shed. Stone outbuilding/barn currently used for garage/store/workshop. The land is currently trading a successful Certified Licence

Touring Caravan Site, with five caravan pitches with hook ups and additional camping pitches. WC & Shower facilities with generous dedicated vehicular access. The house has a dedicated parking area with a private rear garden. The chalet whilst now redundant, has the potential for development subject to the necessary consents.

Viewing highly recommended - by appointment only.

GROUND FLOOR

Hall

Stairs to first floor. Door to:

Lounge 8'9 x 18'8 (2.67m x 5.69m)

Two radiators. Fireplace.

Sitting Room 8'6 x 9'5 (2.59m x 2.87m)

Fireplace with Solid fuel back boiler for hot water and central heating. Opening to:

Kitchen 8'10 x 8'5 (2.69m x 2.57m)

Kitchen units incorporating single drainer stainless steel sink unit. Space for cooker and fridge/freezer.

Rear Porch

Under stairs cupboard. Outside door to rear.

FIRST FLOOR

Landing

Bathroom 8'6 x 6'7 (2.59m x 2.01m)

Low level w.c. Pedestal washbasin. Panelled bath with shower over. Airing cupboard with cylinder.

Rear Bedroom 8'0 x 6'11 (2.44m x 2.11m)

Radiator.

Front Bedroom 7'11 x 11'4 (2.41m x 3.45m)

Radiator.

Box Room (Middle)

Front Bedroom 8'6 x 11'8 (2.59m x 3.56m)

Radiator.

Lean-to Shed 10'9 x 16'2 (3.28m x 4.93m)

With electric and plumbing for washing machine.

SERVICES

We understand that mains water, drainage and electricity are connected to the property. The campsite toilets are serviced via a cesspool. 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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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

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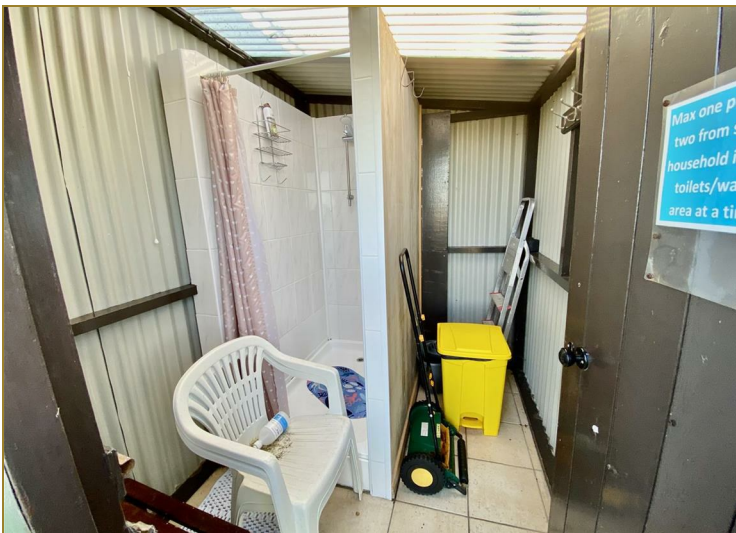
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Berth Ddu, Bwlchtocyn, LL53 7BY

PLAN FOR IDENTIFICATION PURPOSES ONLY

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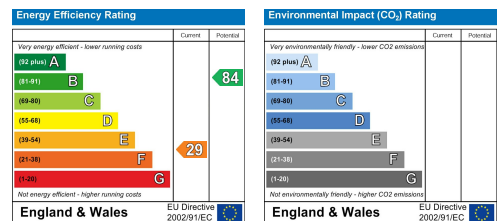
All plans will show approximate position of the boundaries only and have been produced to identify the location of the property.
Any plans included should not be relied upon for any purpose other than to establish the location of the property.

NOT TO SCALE



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Chartered Surveyors
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From Pwllheli proceed west on the A499 and enter Abersoch. Proceed around the one-way system and through the High Street. Proceed along Lon Sarn Bach. After Sarn Bach, turn left (signposted Bwlchtocyn) and pass the turning to Porthtocyn Hotel. Proceed along this lane and then turn right onto a small lane and the entrance to Berth Ddu is on the right hand side. O.S. Ref SH 314-255. Sat Nav: LL53 7BY.



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