

Tudor

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



Bryn, Lon Groesffordd, Eder, LL53 8YU

£415,000

- Detached Residence
- Spectacular Sea & Countryside Views
- Separate Garden/Parking with Static Caravan
- Delightful Rural Area
- 3 Receptions & 4 Bedrooms
- Spacious Gardens & Garage



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Tudor Estate Agents & Chartered Surveyors are delighted to offer this superior detached residence for sale situated in an elevated position on the outskirts of the village with spectacular sea and countryside views, towards Yr Eifl and over Caernarfon Bay with Holyhead to be seen in the distance.

Edern is a small rural village on the North coast of the glorious Llyn Peninsula and is only a few miles from the championship golf course at Morfa Nefyn. Pwllheli the market town for the area is only about 9 miles and boasts excellent amenities including leisure centre and marina. The property is also only 11 miles from Aberdaron, the popular seaside village on the Western extremity of the Peninsula.

The spacious accommodation briefly comprises of the following: - Porch. Hall. Open plan living/kitchen leading to conservatory. Sitting room/Study. Utility with Shower. Bar/hobby room. Rear porch. On the first floor: 4 double bedrooms and bathroom – all enjoying delightful views.

Front and rear garden with deck and patio area. Garage. Parking area to the property with separate drive/parking to the static caravan with enclosed garden.

Gwynedd Council Tax Band: E

GROUND FLOOR

Porch

Door to:

Hallway

Electric storage heater. Stairs to first floor. Under stairs storage.

Sitting Room/Study

Bay window. Feature fireplace. Electric radiator.

Open Plan Living/Kitchen

'L' shaped room. Modern fitted kitchen with attractive large island with cupboards under and wine fridge. Units incorporating single drainer sink with integral fridge freezer, dishwasher, oven and microwave. Hobs. Sliding door to:

Conservatory

With view. UPVC double glazed windows and patio door to rear garden.

Utility/Shower Room

Built in units with single drainer stainless steel sink unit. Low level w.c. Plumbing for washing machine. Shower cubicle with electric shower.

Bar

Impressive built-in bar. Door to:

Rear Porch

Outside door.

FIRST FLOOR

Landing

Night storage heater.

Bathroom

P-shaped panelled bath with shower over with delightful views. Pedestal washbasin. Low level W.C. Electric towel rail. Cylinder cupboard.

Rear Bedroom



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Rear Bedroom

Front Bedroom

Front Bedroom

OUTSIDE

Off road parking. Front garden. Rear garden with patio, deck and lawn. Corrugated garage with loft area. Separate gated access and parking with static caravan with its own enclosed lawned garden.

SERVICES

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

TENURE

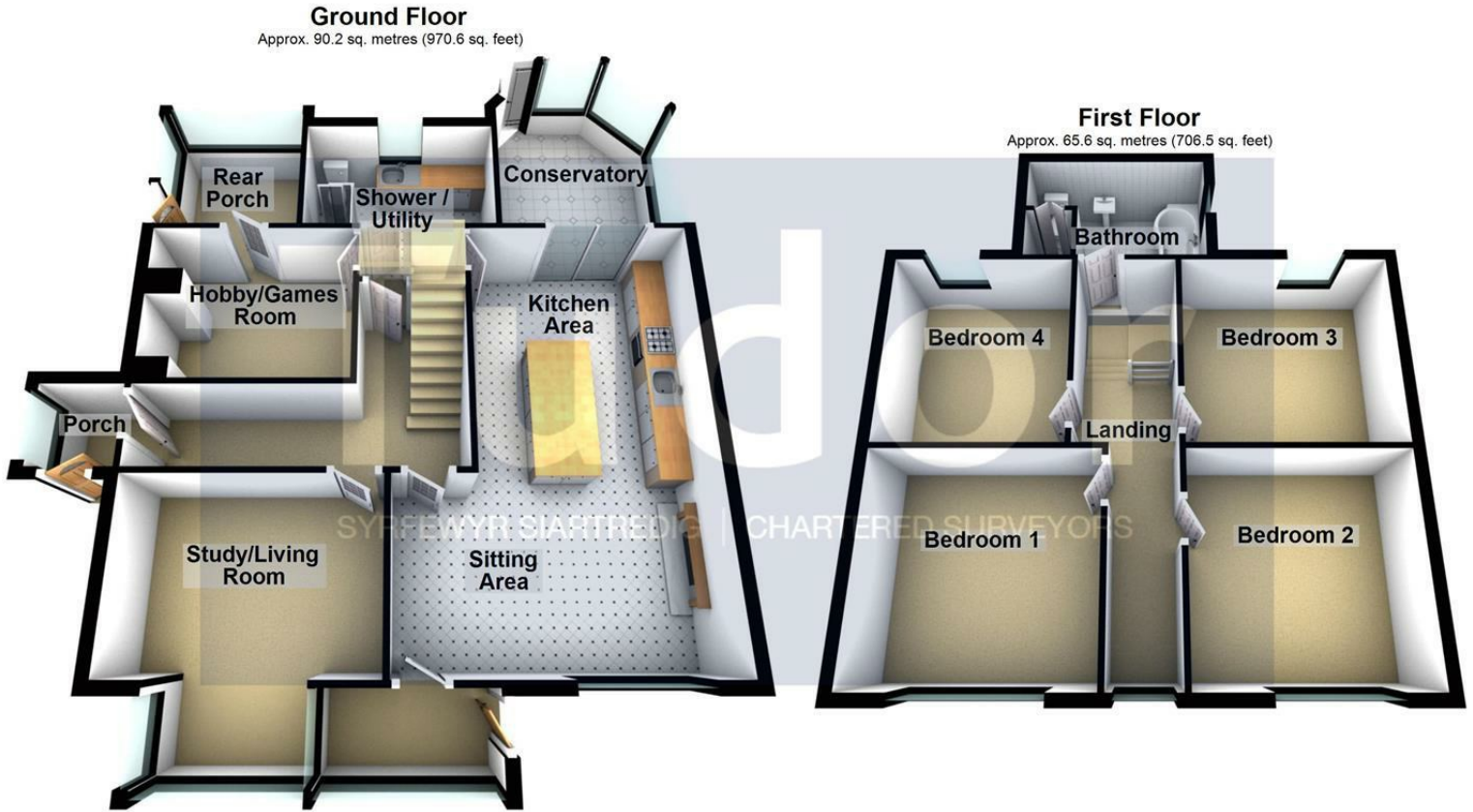
We understand that the property is freehold with vacant possession available on completion.



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Total area: approx. 155.8 sq. metres (1677.1 sq. feet)

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Plan produced using PlanUp.

Bryn, Edern, Pwllheli

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	EU Directive 2002/91/EC		EU Directive 2002/91/EC
	77		52
England & Wales		England & Wales	



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