

# Tudor

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chartered surveyors | estate agents | property managers



## Bryn Llan, Rhoshirwaun, LL53 8HL

**£595,000**

- Detached Residence
- 17 Serviced Camping Pitches
- All Extending to 7.21 Acres
- Delightful Area Close to Porth Oer (Whistling Sands)
- Caravan & Chalet
- Inspection Highly Recommended



# Bryn Llan, Rhoshirwaun, LL53 8HL

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this detached country cottage with 7.21 acres of land, located in desirable rural area, close to Porth Oer (Whistling Sands, on the north coast conveniently located for Aberdaron, the picturesque seaside village on the western extremity of the glorious Llyn Peninsula. The accommodation is attractively decorated throughout, has the benefit of double glazing and central heating and briefly comprises of the following: - Porch. Open plan lounge/kitchen/diner. Conservatory. Bedroom. Spiral staircase accessed to landing bedroom and master bedroom suite.

The seasonal field has 17 Electricity & Water Hookups for Caravans with 10 hookups in the adjoining field which are used on occasional days. The site has a great potential to expand subject to planning.

The Chalet & Static Caravan are owned by the occupier subject to an annual rent for the ground. Land extending to 7.21 acres or thereabouts. Ample parking and gardens.

Inspection Highly Recommended to truly appreciate Bryn Llan

\*Planning permission was granted on 23-03-2019 (lapsed) for two storey extension to side of dwelling. Further information can be found via Gwynedd Council Website Ref C19/0118/30/LL

\*Prospective purchasers should make their own enquiries as to the Licenses Consents & all statutory requirements.

## GROUND FLOOR

### Entrance Porch 6'3 x 4'11 (1.91m x 1.50m)

UPVC door and windows.

### Open Plan Lounge/Kitchen/Diner 21'9 x 14'11 (6.63m x 4.55m)

Feature inglenook style fireplace with large granite lintel multi fuel stove. Spiral staircase to first floor. Modern fitted kitchen with ceramic hob with filter hood over. Double oven. Integral dishwasher. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Integral fridge and freezer. Central island breakfast bar. Double doors opening to:

### Conservatory 27'5 x 11'6 (8.36m x 3.51m)

UPVC and glazed roof. Double glazed patio doors to garden and to side patio. Radiator. Door to:

### Bedroom 10'9 x 16'3 - max - 16'6 x 10'9 (3.28m x 4.95m - max - 5.03m x 3.28m)

'L' shaped room. Outside door. Radiator.

## FIRST FLOOR

### Landing

### Bedroom 8'8 x 14'11 (2.64m x 4.55m)

Velux roof light. Radiator. Door to:

### Bedroom Suite 9'0 x 14'11 (2.74m x 4.55m)

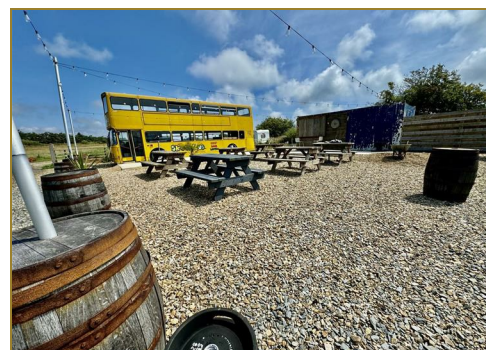
Maximum measurements. 'L' shaped room. Radiator. Fitted wardrobe. Door to:

### En-Suite Shower Room

Modern white suite with pedestal washbasin. Low level w.c. Walk-in shower cubicle. Velux roof light.

## OUTSIDE

Drive and Ample gravelled parking areas. Private garden at the rear of the house with paved patio enjoying superb rural views with the sea in the distance and on a clear day Wicklow mountains in Ireland can be seen. LPG Tank.



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# Bryn Llan, Rhoshirwaun, LL53 8HL

## **BOILER ROOM 5'8 x 8'6 (1.73m x 2.59m)**

Fitted with two Rinnai HD condensing boiler, working combined to provide 50ltrs of hot water per minute. Plumbing for washing machine.

## **WASHING ROOM 4'3 X 7'11**

Single drainer sink unit with mixer tap. Alpha cd18r combi boiler for central heating only.

## **LADIES SHOWER ROOM 24'0 x 7'10 (7.32m x 2.39m)**

Three cubicles. Two shower cubicles. Three washbasins. Tiled floor. Radiator.

## **GENTLEMANS SHOWER & TOILET AREA 24'0 x 8'0 (7.32m x 2.44m)**

Three toilet cubicles. Urinal. Three washbasins. Two shower cubicles. Radiator.

## **STATIC CARAVAN WITH ITS OWN DECK approx 28'0 x 10'0 (approx 8.53m x 3.05m)**

The Chalet & Static Caravan are owned by the occupier subject to an annual rent for the ground.

## **CHALET WITHIN ITS OWN GARDEN AREA & RAISED DECK**

The Chalet & Static Caravan are owned by separate occupiers and are subject to an annual rent for the ground.

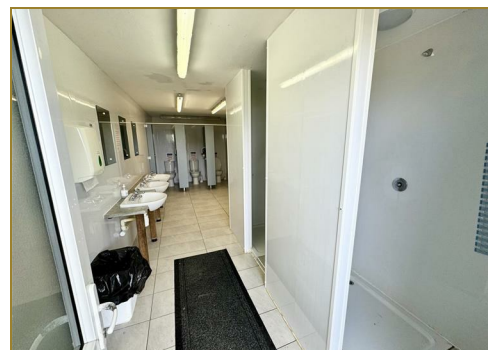
## **FIELD TO THE SIDE USED FOR FESTIVALS & OVER FLOW**

## **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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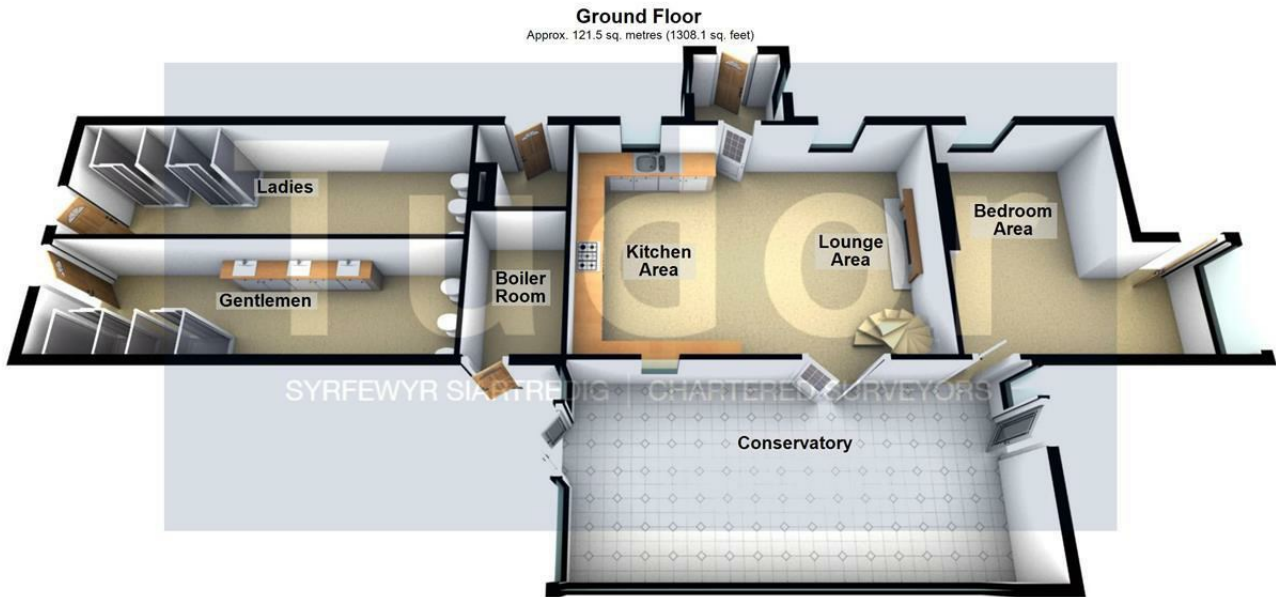
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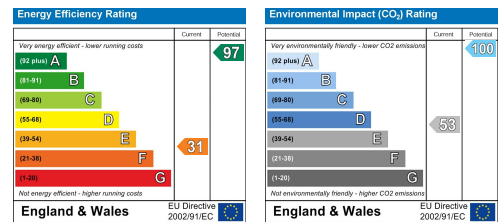


Total area: approx. 151.4 sq. metres (1630.2 sq. feet)

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Plan produced using PlanUp.

**Bryn Llan, Rhoshirwaun, Pwllheli**

From Pwllheli proceed along the A499 in the direction of Abersoch. At Llanbedrog, turn right onto the B4413, pass through Llanbedrog, Mynytho, Botwnnog, Sarn Mellteyrn and then on to Penygroeslon. Pass the agricultural merchant on the left and then take the first next turning on the right. Proceed along this lane, passing the forestry on the right and Bryn Llan is then on the right handside. O.S. Ref SH 197-304. Sat Nav Ref: LL53 8HL. (Please note that your sat nav reference is based on the postcode which, in a rural area, can cover a large geographic area. Please follow the directional note for the latter part of your journey).



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