

# Tudor

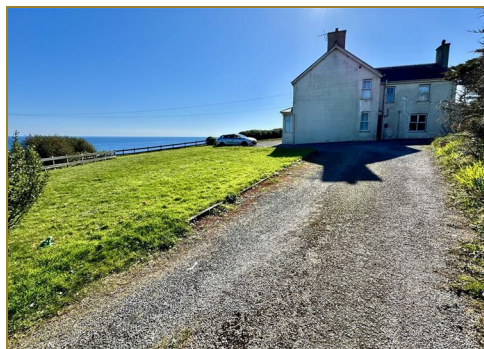
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



## Bryn Mor, Aberdaron, LL53 8BS

**Guide price £495,000**

- Substantial Detached Residence
- Truly Spectacular Sea Views
- Sought-After Position
- 4 Receptions & 9 Bedrooms
- Convenient for the Village Amenities
- Ample Parking Areas & Gardens - All with Views





# Bryn Mor, Aberdaron, LL53 8BS

Tudor Estate Agents & Chartered Surveyors are pleased to present for sale this substantial detached residence, in an elevated position in this picturesque village of Aberdaron, overlooking the stunning bay, and enjoying breathtaking sea views. This is a very rare opportunity to acquire a property in this sought-after delightful position.

The property is located within walking distance of the amenities and stunning beach at Aberdaron, a popular quaint village on the western extremity of the glorious Llyn Peninsula.

Bryn Mor offers spacious accommodation with great potential, with a number of generously sized Reception Rooms, Nine Bedrooms, Family Bathroom & Shower room.

A spacious drive provides generous parking and benefits from a right of way over the adjoining property.,

Access drive by right of way over the adjoining property leading to a spacious ample parking area. The gardens wrap around the property enjoying uninterrupted, panoramic views.

Inspection Highly Recommended.

## GROUND FLOOR

### Porch

### Hall

Stairs to first floor. Radiator.

### Lounge 9'11 x 17'3 (3.02m x 5.26m)

Maximum measurements to bay window with sea view. Radiator. Fireplace.

\*Collapsed ceiling in the bay.

### Dining Room 10'1 x 13'3 (3.07m x 4.04m)

Maximum measurements to bay window with sea view. Radiator. Fireplace.

### Sitting Room 8'11 x 10'11 (2.72m x 3.33m)

Radiator.

### Kitchen 9'10 x 6'7 (3.00m x 2.01m)

### Rear Hall

Radiator. Stairs to first floor. Outside door.

### Utility Room 7'1 x 7'9 (2.16m x 2.36m)

Plus deep recess for washing machine. Outside door.

### Sitting Room 15'5 x 12'0 (4.70m x 3.66m)

Radiator. Fireplace.

### Inner Hall 11'2 x 9'6 (3.40m x 2.90m)

### Bedroom Suite 9'8 x 9'11 (2.95m x 3.02m)

With Toilet & Washbasin.

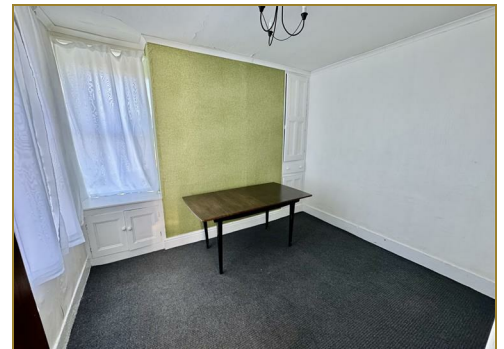
### Bedroom

### Store

## FIRST FLOOR

### Landing

Seating area with sea views. Radiator. Stairs to second floor.



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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

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# Bryn Mor, Aberdaron, LL53 8BS

## **Bathroom 9'11 x 8'1 (3.02m x 2.46m)**

Radiator. Low level w.c. Panelled bath. Washbasin. Airing cupboard with cylinder.

## **Rear Bedroom 10'0 x 8'1 (3.05m x 2.46m)**

Washbasin. Radiator.

## **Front Bedroom 10'0 x 12'2 (3.05m x 3.71m)**

Washbasin. Radiator. Sea views.

## **Front Bedroom 10'0 x 12'4 (3.05m x 3.76m)**

Washbasin. Radiator. Sea views.

## **Rear Landing**

## **Bedroom 6'7 x 9'6 (2.01m x 2.90m)**

Washbasin. Radiator.

## **Bedroom 9'7 x 8'8 (2.92m x 2.64m)**

Washbasin. Radiator.

## **Shower Room 5'10 x 5'9 (1.78m x 1.75m)**

Washbasin. Shower cubicle. Low level w.c. Towel radiator.

## **SECOND FLOOR**

### **Landing**

## **Bedroom 9'11 x 13'0 (3.02m x 3.96m)**

Washbasin. Two Velux rooflights.

## **Bedroom 9'11 x 13'0 (3.02m x 3.96m)**

Washbasin. Velux. Gable window.

## **SERVICES**

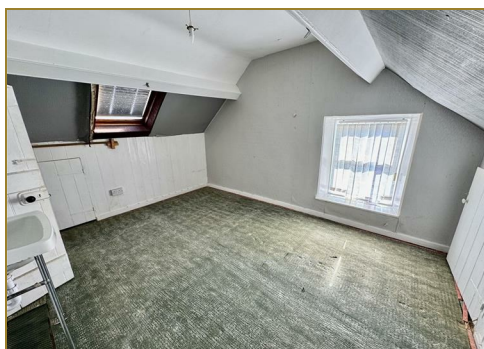
We understand that mains water, electricity, drainage and oil are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## **TENURE**

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

## **COUNCIL TAX**

For the purposes of Article 4, we understand the property is registered as main



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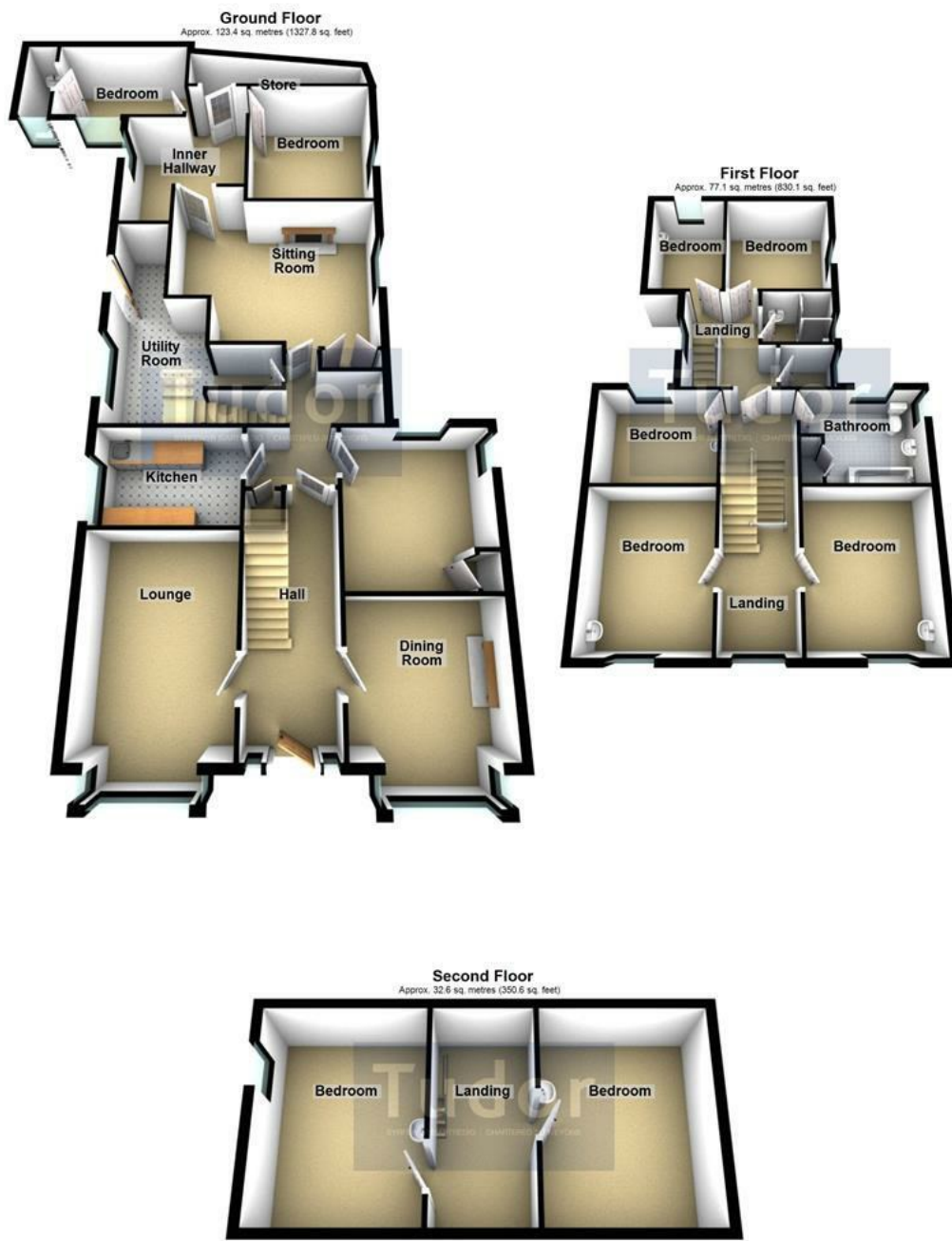
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# Bryn Mor, Aberdaron, LL53 8BS



Total area: approx. 233.1 sq. metres (2508.5 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	34
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(32 plus) A			
(21-31) B			
(13-20) C			
(5-12) D			
(1-4) E			
(1-2) F			
(1-2) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



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