

# Tudor

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## Bron Eirian , Mynytho, LL53 7RF

**£415,000**

- Detached Bungalow Residence
- Outskirts of Mynytho
- Lounge, Conservatory & 5 Bedrooms
- Elevated Position with Spectacular Views
- Close to Llanbedrog & Abersoch
- Landscaped Gardens, Ample Parking & Caravan





# Bron Eirian , Mynytho, LL53 7RF

This detached bungalow is situated in a delightful rural area in an elevated position with truly spectacular views towards Abersoch, St Tudwals Islands, the mountains of Mid Wales, Cardigan Bay and Pwllheli the east.

The property is on the outskirts of Mynytho and is conveniently located for Llanbedrog, Abersoch the renowned water sports resort and Pwllheli the market and marina town.

The accommodation has the benefit of double glazing and central heating and is surprisingly spacious and briefly comprises of Entrance Hall. Lounge. Conservatory. Open Plan Kitchen-diner. Two bathrooms. Five bedrooms. Utility room.

Caravan which also enjoys spectacular views. Outside toilet. Large garage and workshop. Three garden sheds. Greenhouse. The gardens are extensive, landscaped, attractively laid out to take full advantage of the elevated position and views. The whole site extends to 1.06 acres or thereabouts.

## Conservatory 20'0 x 9'11 (6.10m x 3.02m)

UPVC double doors leading from paved patio. Sliding door to:

## Lounge 11'10 x 26'5 (3.61m x 8.05m)

Red brick surround coal fireplace with Victorian style insert. Radiator. Recess display with light and glazed door.

## Entrance Hallway 13'10 x 6'1 (4.22m x 1.85m)

## Bedroom 1 10'4 x 8'9 (3.15m x 2.67m)

Radiator. Cupboards.

## Bedroom 2 8'8 x 10'2 (2.64m x 3.10m)

Radiator. Cupboards.

## Shower Room/Toilet

Low level w.c. Shower cubicle. Pedestal washbasin. Wall mounted heater.

## Rear Hallway

Door to passage leading to outside.

## Kitchen/Dining 15'2 x 14'5 (4.62m x 4.39m)

Fitted units incorporating single drainer stainless steel sink unit with mixer tap. Views over open countryside towards St Tudwals Islands. Integral hob. Double oven. Space for fridge/freezer. Stable style door to covered rear porch.

## Inner Hall

Radiator. Airing cupboard.

## Bedroom 3 9'5 x 10'1 (2.87m x 3.07m)

Radiator. Cupboards in alcove.

## Rear Porch

Door to rear covered porch and outside.

## Utility 6'6 x 10'7 (1.98m x 3.23m)

Single drainer stainless steel sink unit. Plumbing for washing machine. Cupboard with oil fired boiler for central heating and hot water. Airing cupboard.



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

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

# Bron Eirian , Mynytho, LL53 7RF

## **Bathroom 8'10 x 9'8 (2.69m x 2.95m)**

Coloured suite with low level w.c. Panelled bath. Washbasin. Shower cubicle.

## **Bedroom 4 8'11 x 7'10 (2.72m x 2.39m)**

Radiator.

## **Bedroom 5 12'8 x 9'11 (3.86m x 3.02m)**

Radiator. Built in wardrobes. Views.

## **OUTSIDE**

Parking area at the front. Paved path and oil tank.

## **GARAGE 13'8 x 19'8 (4.17m x 5.99m)**

Up and over door. Service door. Service pit with storage area to the side.

## **THREE GARDEN SHEDS**

## **GREEN HOUSE**

Double glazed.

## **TOILET**

With views.

## **CARAVAN**

Comprising lounge with views. Three bedrooms and shower room. Kitchenette. Boiler for hot water.

## **GARDENS**

Landscaped with paths, seating areas and attractive stone walls. Ample parking.

## **SERVICES**

We understand that mains water, electricity and drainage are connected to the property. (No mains gas in Mynytho). 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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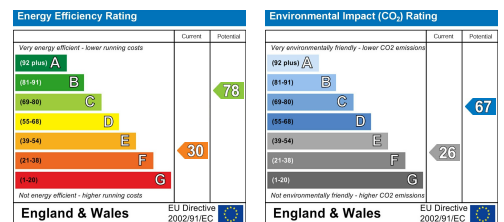


Total area: approx. 168.1 sq. metres (1809.9 sq. feet)

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Plan produced using PlanUp.

**Bron Eirian, Mynytho, Pwllheli**

From Pwllheli, proceed west on the A499. At Llanbedrog, turn right onto the B4413. Proceed through the village and up the hill in the direction of Mynytho. Bron Eirian is on the right hand side as you approach Mynytho. OS Ref SH 313-315. Sat Nav Ref LL53 7RF.



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