



# Brychdir, Rhoshirwaun, Pwllheli, Gwynedd. LL53 8HN

- DETACHED STONE OUTBUILDINGS
- STUNNING ESTABLISHED GARDEN WITH MATURE BORDERS
- SET IN THE HEART OF THE LLYN PENINSULA
- TASTEFULLY MODERNISED AND DECORATED
- ORIGINAL PARQUET FLOORING



## PROPERTY DESCRIPTION

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Nestled in a serene rural location in North Wales, Brychdir is a charming four-bedroom property that offers breathtaking countryside views. This home provides the perfect escape, blending rustic appeal with comfortable living.

Accessed by a private driveway, Brychdir is set well away from the road, ensuring a truly quiet and tranquil location. The property boasts mature and generously landscaped grounds and gardens, complete with established fruit trees and a sense of peaceful seclusion. You'll also find useful outbuildings and ample parking for multiple vehicles, making it ideal for those who enjoy the outdoors and need space for hobbies or guests.

Step inside and discover a home brimming with character. The downstairs features beautiful parquet wooden floors that flow through the living spaces, adding warmth and elegance. The heart of the home is a welcoming farmhouse-style kitchen diner, perfect for family gatherings and entertaining.

Brychdir offers four comfortable bedrooms, including a master bedroom with a private en-suite, providing a personal retreat. A well-appointed family bathroom serves the remaining bedrooms. This delightful property truly offers a unique opportunity to own a piece of Welsh countryside charm.

Tenure - We believe the property to be Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Council Tax Band - E

Services - Mains water and electricity, Septic tank. Gas fired central heating.

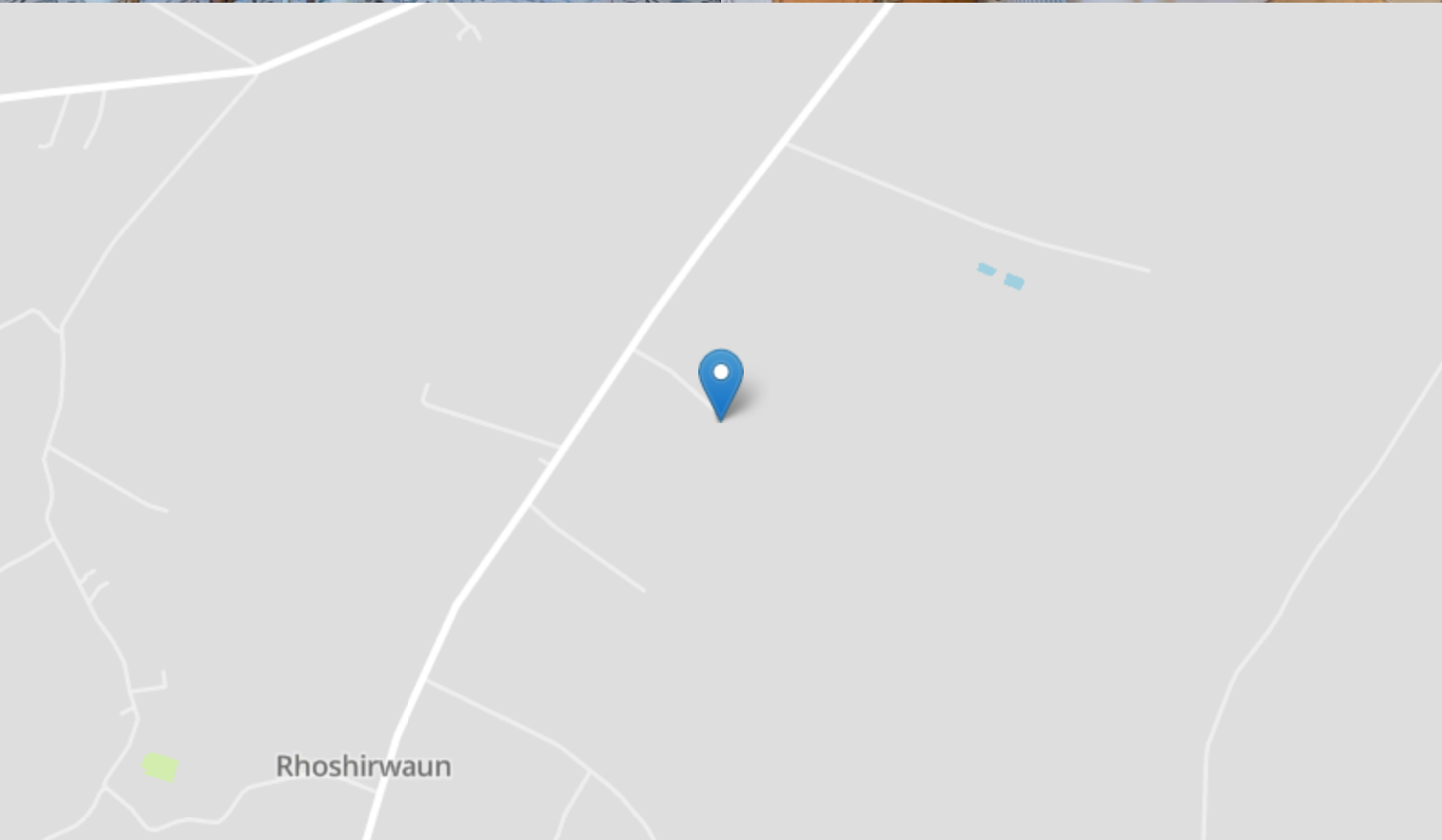
Location Information - Aberdaron 2.7 miles Abersoch 6.4 miles . Porthmadog 13.9 miles . Bangor 30.3 miles . Chester 90 miles . Shrewsbury 87.7 miles . Manchester 125 miles.

### Marketing Appraisal

Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

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# FLOORPLAN



## Brychdir, Rhoshirwaen

Approximate Gross Internal Area  
1690 sq ft - 157 sq m

