



Beach Road Bryna, Porth Ceiriad, Cilan, Pwllheli, Gwynedd. LL53 7DB

- COUNTRYSIDE OUTLOOK
- SHORT WALK TO THE BEACH
- EXCELLENT LOCATION
- FREEHOLD
- PRIVATE GARDEN
- AMPLE PARKING

PROPERTY DESCRIPTION

Tucked away in a private location on the Porth Ceiriad beach road in Cilan, Gwynedd, Bryna is a stunning contemporary property offering spacious family accommodation. Benefitting from private off road parking and a desirable location just a short walk from the highly sought after beach.

Internally, the property briefly comprises of a generous kitchen, 3 double bedrooms, a family bathroom and an en-suite off the 2nd bedroom, an open plan living and dining area represents the heart of the house providing an excellent space for entertaining. The double height living area offers a stunning focal point for the property. Complete with statement light fittings, gas fire place and a mezzanine level up to the bedrooms, private bar area and an eye catching porthole window, this property is feature packed.

Externally the property benefits from a generous private off road parking area for multiple vehicles. There is also a tiered and terraced garden with multiple locations for seating, a patio for alfresco dining, and a lawn to the side of the property.

Viewings are highly recommended to fully appreciate what this property has to offer.

Stamp Duty

Residential – £21,750

Second Home – £48,700

*Figures provided using Welsh Government LTT calculator

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, drainage and electricity. Electric central heating.

Location Information

Abersoch 2 miles . Pwllheli 6.9 miles . Porthmadog 20.1 miles . Bangor 36.5 miles . Chester 97.5 miles . Shrewsbury 94.6 miles . Manchester 132 miles.

Viewing is strictly by appointment only with Elvins Estate Agents

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.

MISREPRESENTATION DISCLAIMER:

Although our particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. They are intended as a guide only and purchasers must satisfy themselves by personal inspection.

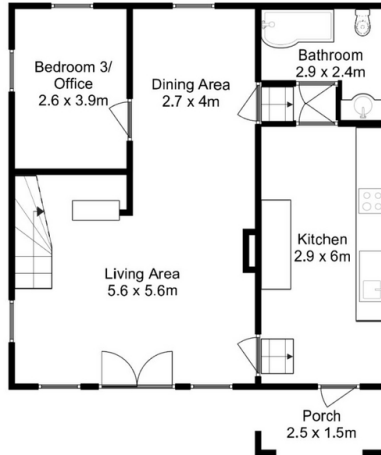




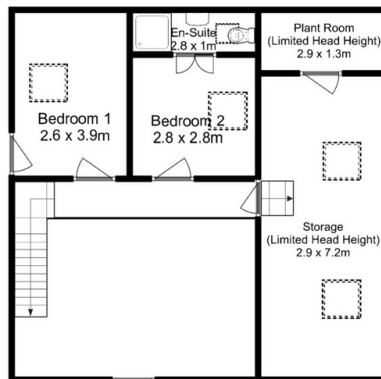
FLOORPLAN & EPC



Ground Floor



First Floor



Disclaimer: For illustrative purposes only. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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