



# Brynmor, Bwlchtocyn, Pwllheli, Gwynedd. LL53 7BT

- BEAUTIFUL PANORAMIC VIEWS
- GENEROUS GARDEN AND GOOD OFF ROAD PARKING
- NEARBY ACCESS TO THE BEACH PATH (5 MINUTE WALK)
- PRIVATE ROAD WITH ONLY 5 OTHER PROPERTIES
- SECOND HOME WITH ESTABLISHED HOLIDAY LET INCOME
- FRONT AND BACK TERRACE
- BOARDED LOFT SPACE WITH ELECTRICITY AND LADDER

## PROPERTY DESCRIPTION

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Nestled in a private, elevated position, Brynmor enjoys an enviable degree of tranquility. One of only five residences sharing this exclusive lane, the property offers a rare sense of privacy and seclusion. A mere five-minute stroll, almost as the crow flies, through a nearby public footpath, leads to the golden sands of Machroes beach. This direct access allows for spontaneous dips in the sea, leisurely beach walks, and the simple joy of coastal living at its finest. The proximity to the beach, accessed via a charming footpath, creates a seamless connection with the natural beauty of the Llyn Peninsula.

Brynmor's elevated vantage point provides not only stunning bay views but also a breathtaking panorama of the wider landscape. On clear days, the majestic peaks of Snowdon rise in the distance, a testament to the rugged beauty of North Wales. The expansive views are a daily spectacle and a constant reminder of the property's unique and privileged location.

This cherished property has remained within the same family for generations, imbuing it with a rich history and a deep connection to the land. Currently utilized as a second home, Brynmor also boasts a well-established holiday let business, offering a lucrative opportunity for those seeking to share its idyllic charm. The enduring legacy of family ownership is palpable, creating a warm and welcoming atmosphere that resonates throughout the home.

Set within a generous plot, Brynmor is surrounded by mature gardens that provide a verdant oasis of tranquility. The expansive grounds offer ample space for relaxation and recreation, with established trees and shrubs creating a sense of privacy and seclusion. To the rear of the property, a sun-trap terrace provides the perfect setting for al fresco dining and sunbathing. This sheltered space, bathed in sunlight throughout the day, offers a private haven for unwinding and appreciating the natural beauty of the surroundings.

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.

Location Information Pwllheli 3.9 miles . Porthmadog 17.1 miles . Bangor 33.6 miles . Chester 94.5 miles . Shrewsbury 91.6 miles . Manchester 129 miles. Viewing Viewing is strictly by appointment only with Elvins Estate Agents

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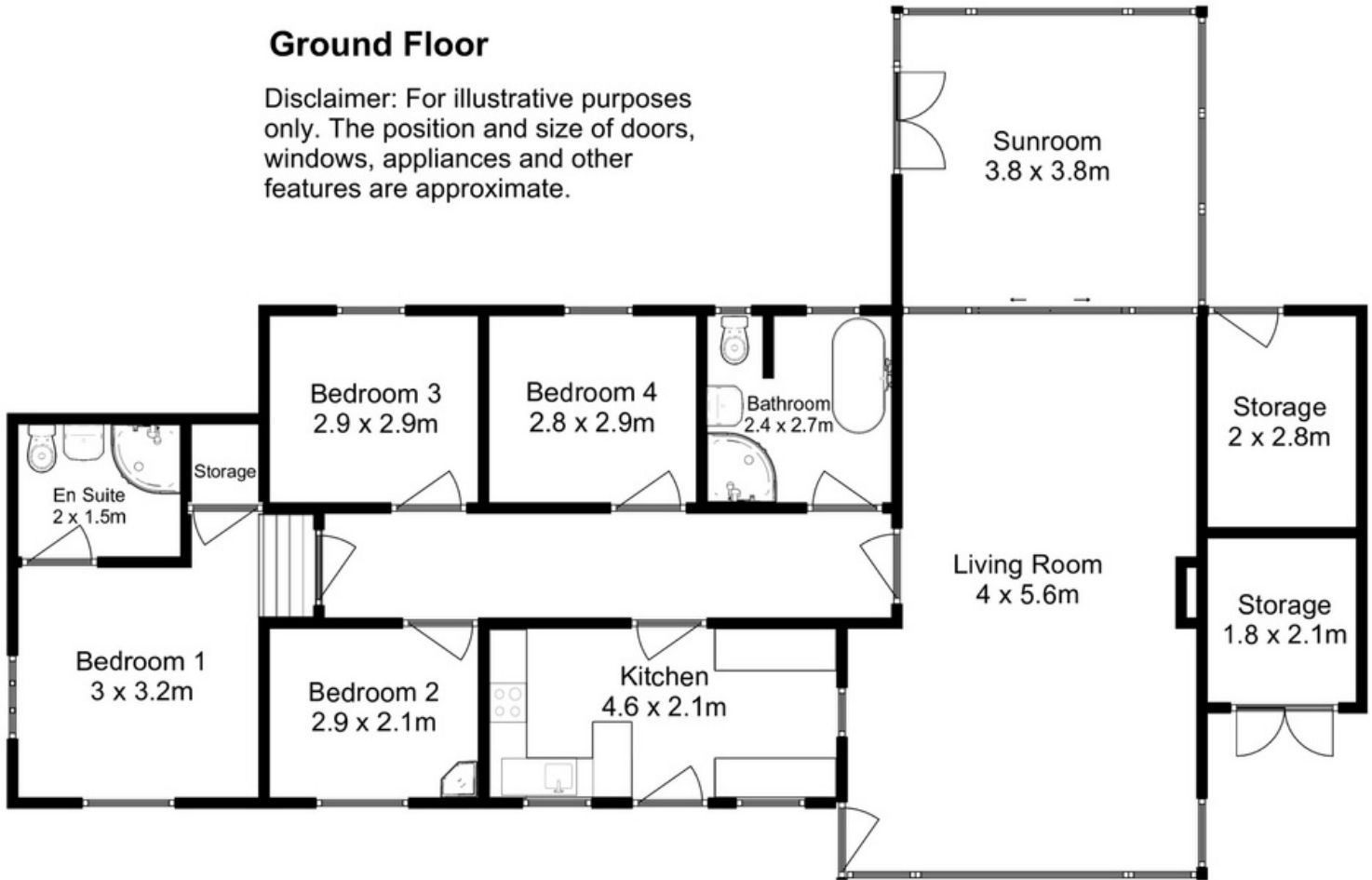
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## Ground Floor

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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC