



Bryn Neuadd, Mynytho, Pwllheli, Gwynedd. LL53 7RS

- PANORAMIC VIEWS
- ADDITIONAL PARKING SPACE
- TWO BATHROOMS
- OPEN PLAN KITCHEN/DINING AREA
- LOG BURNER

PROPERTY DESCRIPTION

Escape to the tranquility of the Welsh countryside with Bryn Neuadd, a charming 4-bedroom property nestled in the picturesque village of Mynytho. Just a short drive from the vibrant coastal town of Abersoch, this delightful home offers the perfect blend of rural serenity and convenient access to amenities. Prepare to be captivated by the stunning, panoramic views that truly take your breath away.

Bryn Neuadd boasts spacious living accommodation, ideal for families and those seeking a peaceful retreat. The property comprises four well-proportioned bedrooms, providing ample space for rest and relaxation. Two bathrooms ensure convenience for all residents. Imagine waking up to the gentle sounds of the countryside and enjoying your morning coffee while soaking in the breathtaking scenery.

Adding to the appeal of this exceptional property is the inclusion of an extra parcel of land nearby. This valuable addition offers invaluable off-road parking, perfect for accommodating multiple cars, and provides ample space for storing boats or other.

Bryn Neuadd presents a rare opportunity to acquire a truly special property in a highly sought-after location. Whether you're looking for a family home, a holiday retreat, or a peaceful haven to enjoy your retirement, this property has it all.

Mynytho lies three miles from Abersoch and is well served by a Post Office and general store within a short walk of the property, and includes a school, community hall and has the benefit of a bus service running at regular intervals through Mynytho connecting the surrounding villages and the market town of Pwllheli.

Viewings are highly recommended through Elvins Estate Agents.

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

Stamp Duty

Residential – £16,125

Second Home – £39,325

*Figures provided using Welsh Government LTT calculator

Council Tax Band – F

Services Mains water, drainage and electricity. LPG Gas, Log burner.

Location Information Pwllheli 5.5 miles . Porthmadog 18.8 miles . Bangor 35.2 miles . Chester 96.2 miles . Shrewsbury 93.2 miles . Manchester 131 miles.

Viewing 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.

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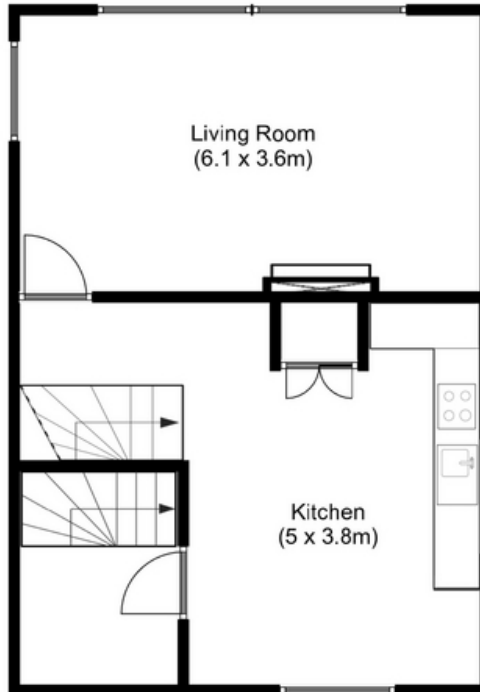
FLOORPLAN & EPC



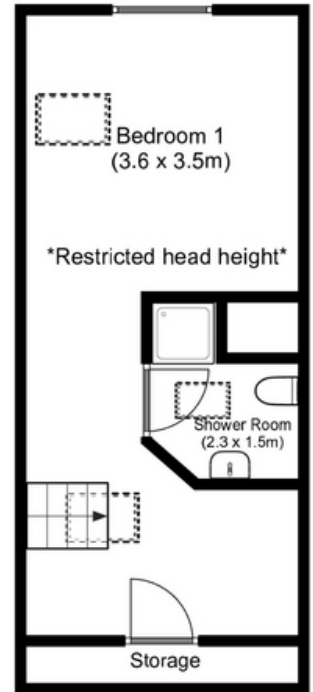
Ground Floor



First Floor



Second 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		65
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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