



# 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

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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

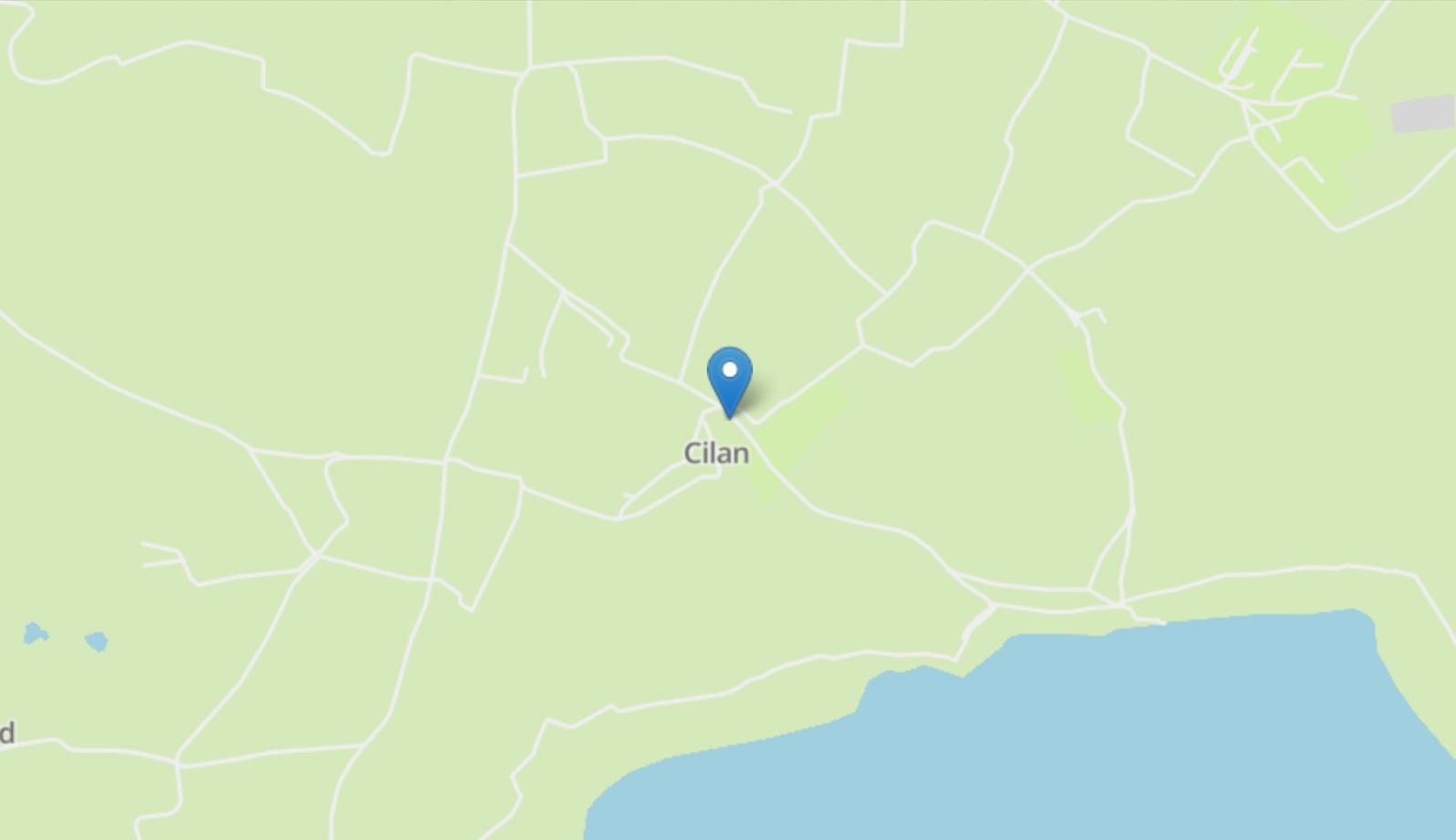
### Marketing Appraisal

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.

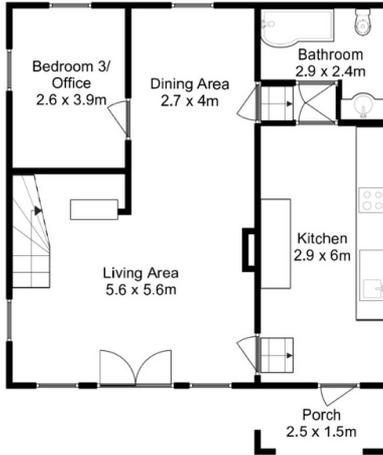




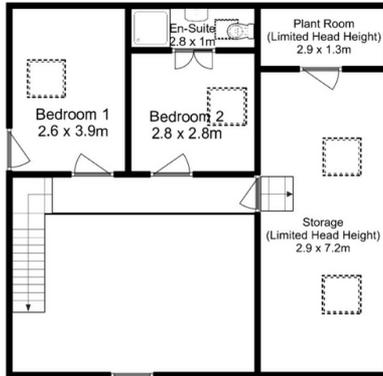
# FLOORPLAN & EPC



## 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>60</b>
(39-54)	<b>E</b>	<b>46</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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