



## **Bryn Y Berth, Bwlchtocyn, Pwllheli, Gwynedd. LL53 7BU**

- STUNNING PANORAMIC SEA VIEWS
- ESTABLISHED GARDEN WITH MATURE BORDERS
- DETACHED DOUBLE GARAGE WITH BEDROOM ABOVE
- OPEN PLAN LIVING AREA WITH WONDERFUL VIEWS
- IN / OUT DRIVEWAY AND PARKING FOR MULTIPLE CARS
- CURRENTLY USED AS A SECOND HOME
- SHORT WALK TO MACHROES BEACH AND ABERSOCH GOLF COURSE

## PROPERTY DESCRIPTION

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Location, Location, Location! This detached residence boasts magnificent uninterrupted sea views, views over Abersoch Golf Course, towards Cardigan Bay and the Snowdonia Mountain Range. Bryn Y Berth is one of only a handful properties in this area that benefit from an elevated position, whilst being within a 5 minute walk to the golden sands on Machroes Beach. Mickeys beach cafe and Abersoch Golf Course are also only a 5 minute walk.

The property is set in a semi-rural location and is a 20 minute walk or a 5 minute car journey to Abersoch village. Enter the driveway and you are greeted with a beautiful mature garden with substantial trees and blossoming flowers. Externally there is a patio on the front of the property which showcases the stunning views and is in the sun for most of the day.

Fully of character and charm, Bryn Y Berth offers comfortable and inviting accommodation for your perfect getaway. The main house features three bedrooms, with two conveniently located on the ground floor. A unique spiral staircase adds a touch of whimsy, leading you to the third charming bedroom, offering a private retreat. The living room is open plan and features an open fire and large floor to ceiling windows which absorb the fantastic views. A cottage style kitchen on the back of the property is well equipped and was fitted new only a couple of years ago.

But the space doesn't end there! Bryn Y Berth also includes a detached double garage with a separate bedroom above. This versatile space is ideal for larger families, groups of friends, or even as an independent haven for teenagers or a couple seeking a little extra privacy.

Abersoch is regarded as one of the most exclusive coastal areas in the UK and is renowned for its award winning golden beaches and coastline Golf Course. These waters are famous for year-round sports including, windsurfing, water skiing, jet skiing, kite surfing, paddle boarding, sailing and swimming.

Bryn Y Berth is a delightful home with so much to offer and would make the ideal multi-generation property due to the extensive flexibility it offers. Early viewings are highly recommended.

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 - F

Services Mains water, drainage and electricity.

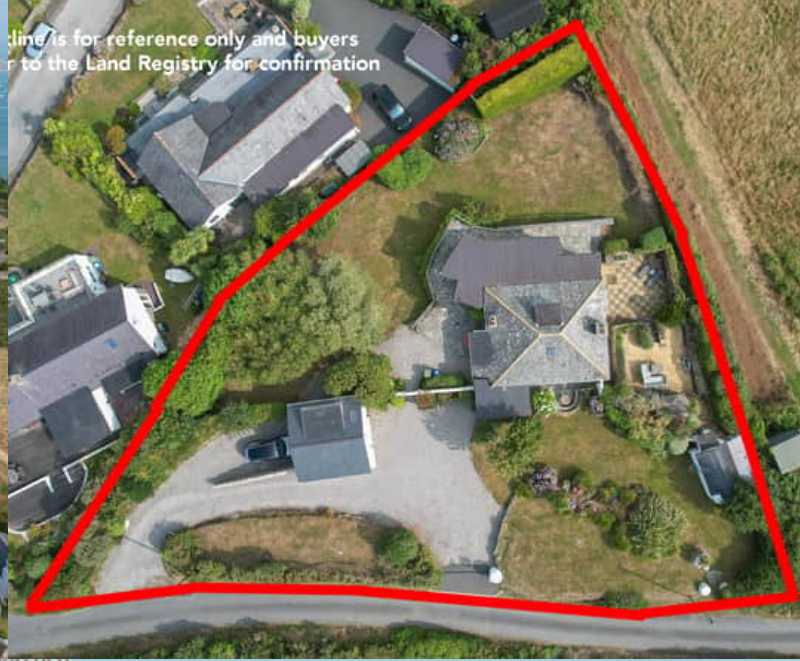
Location Information Pwllheli 4.2 miles . Porthmadog 17.4 miles . Bangor 33.1 miles . Chester 94.8 miles . Shrewsbury 91.9 miles . Manchester 129 miles.

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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This line is for reference only and buyers should refer to the Land Registry for confirmation

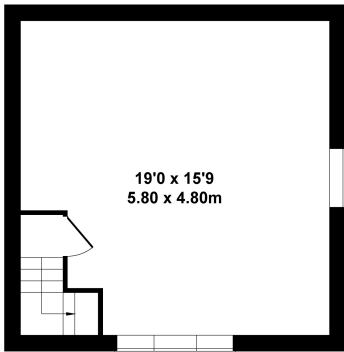


# FLOORPLAN & EPC

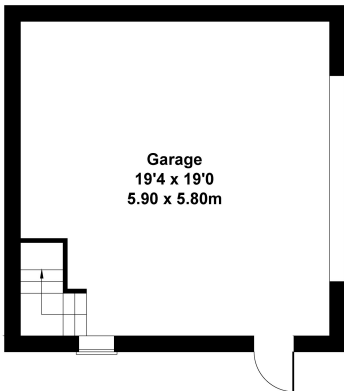


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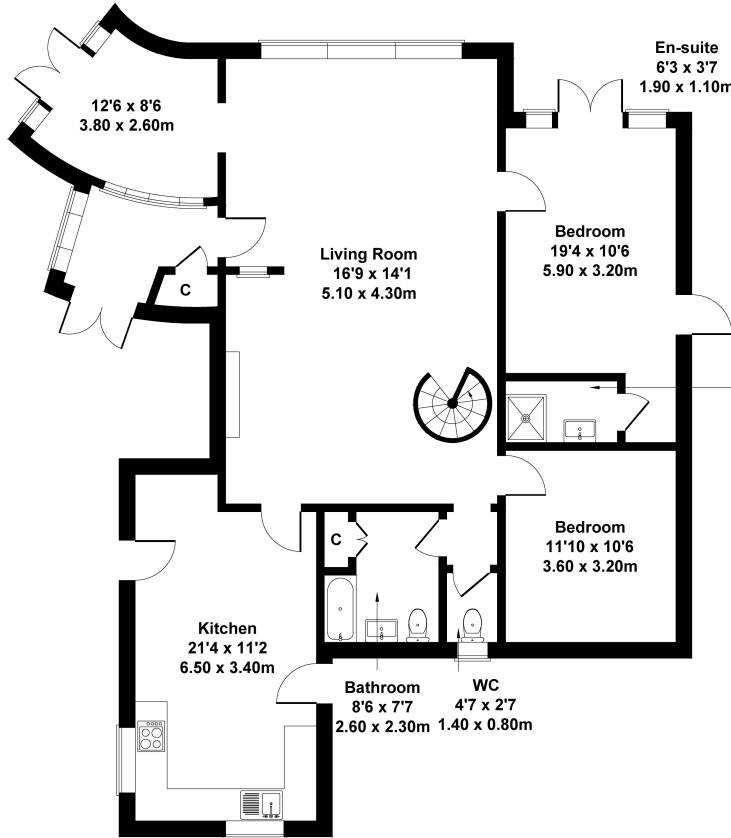
Approximate Gross Internal Area  
2217 sq ft - 206 sq m



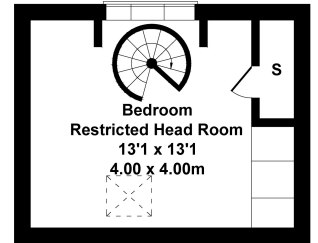
GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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>		64
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	7	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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