



BRO GWYLAN
BORTH-Y-GEST, GWYNEDD

JACKSON-STOPS 

**BRO GWYLAN, MERSEY STREET, BORTH-Y-GEST,
NR PORTHMADOG, GWYNEDD, LL49 9UF**

TOTAL APPROX. FLOOR AREA 1874 SQ FT - 174.14 SQ M

A DETACHED PROPERTY, OCCUPYING AN
ELEVATED POSITION WITHIN THE VILLAGE,
HAVING PANORAMIC VIEWS OF THE
ESTUARIES & MOUNTAINS



DISTANCES

PORTHMADOG - 2 MILES

PWLLHELI - 15 MILES

CAERNARFON - 21 MILES

BANGOR - 30 MILES

A55 EXPRESSWAY - 28 MILES

CHESTER - 73 MILES

LIVERPOOL - 85 MILES

MANCHESTER - 111 MILES

GROUND FLOOR

- Front Porch
- Hall
- Sitting Room
- Bedroom 3
- Kitchen with Dining & Sitting Areas
- Downstairs Bathroom

FIRST FLOOR

- Bedroom 1
- Bedroom 2
- Bedroom 4
- Family Bathroom

OUTSIDE

- Parking
- Detached Outbuilding
- Lawned Gardens
- Rear Garden/Terrace
- Rear Patio with Seating Area

LOCATION

Bro Gwylan is located within the picturesque seaside village of Borth-y-Gest being one of the most sought-after coastal locations along the West Coast of North Wales. Bro Gwylan has far reaching views across the Glaslyn Estuary against the backdrop of the mountains and whilst being located within the village, it is particularly private having an elevated position. Bro Gwylan benefits from having direct access from the bottom of the garden onto the village path, which leads to the coastal path being a short walk away from sandy beaches as well as the village of Borth-y-Gest with its natural harbour.

The village offers two cafes - Bae Borth & Sea View, with more comprehensive facilities nearby in Porthmadog which can be accessed by foot, via the coastal path.

On the recreational front there are a number of delightful coastal and hillside walks beyond the village which itself has 4 beaches and both Samson's Bay & Black Rock Sands are a short walk away. The Snowdonia Mountain Range offers extensive walking and mountain biking. Locally there are numerous tourist attractions including castles & historic houses, Zip World & Bounce Below and the popular Ffestiniog Mountain

Railway & Welsh Highland Railway. Locally there are golf courses in Porthmadog which is only a short distance away and further afield at Pwllheli, Nefyn, Abersoch and Harlech. For the boating enthusiasts there is a sailing club at Porthmadog with a harbour and moorings complemented by a comprehensive marina complex at Pwllheli.

COMMUNICATIONS

The Porthmadog by-pass allows for ease of access to Caernarfon and beyond which is the A55 expressway. The A55 allows for ease of travel along the North Wales coast to Chester and beyond which the M53 & M56 motorways connect to the larger conurbations of Liverpool and Manchester. To the east of Porthmadog the A5 serves to provide access for those travelling from Birmingham and London. From Bangor Station there is a regular 3 hrs 30 mins rail service to London Euston and a non-commercial airport for private charters at Caernarfon. The Cambrian railway operates from Porthmadog travelling through mid-Wales to Shrewsbury and Birmingham.

DESCRIPTION

Bro Gwylan is a detached 4 bedroom dormer-bungalow constructed of block & brick with painted rendered elevations under a slate roof. The immediate position of Bro Gwylan is enviable, being in an elevated setting above the village which takes best advantage of the panoramic views. Borth-y-Gest and the neighbouring coastline is long regarded as one of the most scenic stretches in North Wales with a combination of estuary, sea and mountain views. The Glaslyn & Dwyryd estuaries are heavily tidal and as such, the view is ever changing.



The property has been recently modernised and upgraded to now cater for modern family living and is well suited to a range of users, be it permanent occupants, holiday makers or those wishing to derive an income.

From the front garden a door opens into a porch with useful store room at one end and also opens into the hall, from which all ground floor rooms are accessed. To the left of the hall is the open plan kitchen which has wood strip floor throughout and is a particularly light & airy space. To the left of the room is the kitchen area with fitted wall & base units having fitted appliances to include induction hob, microwave, oven, separate 2 ring Rayburn cooker, fridge, dishwasher &

1½ bowl sink with drainer. Off the kitchen is a side utility with external door, stainless steel sink unit and freezer space. The kitchen area opens to a dining & living space with full height bay window, with bi-folding doors opening onto the terrace and this space is a focal point of Bro Gwylan with it flowing well from inside to outside. At the other end of the hall, there is a family bathroom and Bedroom 3, the latter being a double room with moulded ceiling cornice. The family bathroom has been recently fitted, containing low flush w.c., hand basin, towel rail and integrated bath. The hallway then splits off to the stair case, at the end of which is a full height window, which again has pleasant views and is the ideal space





for reading. Opposite the stairs is the sitting room which is a well-proportioned room with moulded cornice and again a bay window, with double doors opening onto the large terrace. At first floor level there are 2 double bedrooms which are almost identical in size with space for wardrobes and large picture windows taking in the scenery. To the back of the house is a single 4th bedroom which could be used as a study and also the family bathroom, which has built-in hand basin, shower cubicle, low flush w.c. and towel rail. It is possible that some parties may wish to extend the property and there is certainly scope to do so to the side of the property towards the existing garage, subject to the necessary consents.



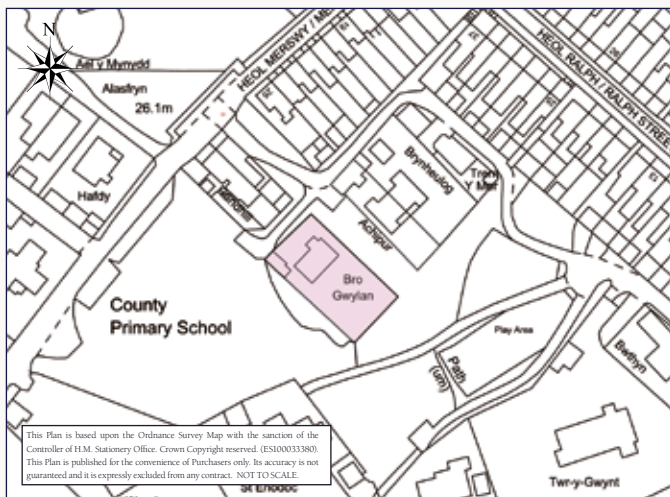
OUTSIDE

The gardens and grounds at Bro Gwylan are predominantly flat with the land to the rear sloping away to take in the view. To the front of the house is a parking area for 3/4 cars with separate detached garage/boat store. Adjacent to the garage is a rear patio with stone flags and rockery garden from which access is gained to the front door. To the side of the house, behind the garage is a side garden with space for table & chairs and above which is a barbecue area which is enclosed by mature shrubs & trees. At the rear of the house is the main garden with a large Indian stone patio across the full width of the house which takes full advantage of the elevated setting, with views across both estuaries and towards Snowdonia. Beyond the patio is a large lawned garden which is enclosed by mature hedging and to one side of the lawn a set of steps leads down to a pedestrian gate onto the village path. The steps are bordered with flowerbeds and mature shrubs and adjacent to which is the side garden which again is laid to lawn and gives pedestrian access around the house and to the side door which opens to the utility.

DIRECTIONS

Having turned off the Portmadog high street, ascend the hill before bearing left towards Borth-y-Gest village. Upon entering the village, continue around the bay before turning right onto Mersey Street. Ascend the hill, going past Ralph Street and after the next terrace of cottages, turn left onto a gravel track. Travel along the track after a short distance, turn right up the hill to the parking area & garage to Bro Gwylan.





PROPERTY INFORMATION

Address: Bro Gwylan, Mersey Street, Borth-y-Gest,
Nr Porthmadog, Gwynedd, LL49 9UF

Tenure: The property is freehold with vacant possession

Services: All mains services. Gas Central Heating. Telephone line and Broadband connection.

Third Party Rights: The property is sold subject to all existing wayleaves, easements and rights of way, public or private whether specifically mentioned or not.

Local Authority: Gwynedd Council, Pwllheli
Tel: 01766 771000.

Council Tax: Band TBA.

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

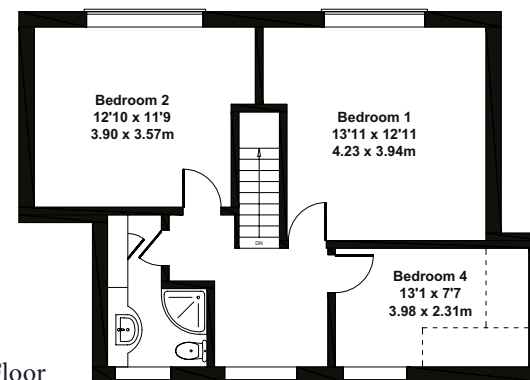
Viewing: Strictly by appointment via Jackson-Stops,
Chester office Tel: 01244 328 361.

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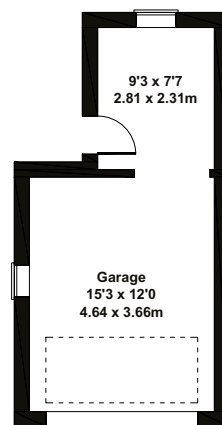
APPROXIMATE GROSS INTERNAL AREA
HOUSE - 1618 SQ FT - 150.32 SQ M
GARAGE - 256 SQ FT - 23.82 SQ M
TOTAL - 1874 SQ FT - 174.14 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

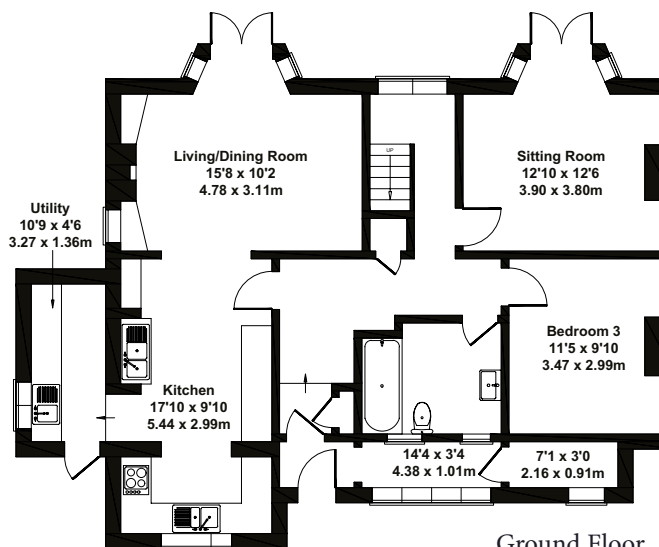
First Floor



Garage



Ground Floor



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.



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