


EPC: D

**Bro Gwylwyr, Nefyn, Pwllheli**

Asking Price: £345,000

Beresford Adams













A well proportioned four bedroom detached home, benefiting from UPVC double glazing and oil fired central heating. This attractive property is ideally positioned on a quiet cul-de-sac and enjoys lovely views across the surrounding countryside and out to sea. The coastline is just a five minute walk away, with popular local attractions such as Porthdinllaen Village and the renowned Ty Coch Inn close by.

The ground floor offers generous and well planned accommodation, comprising an inviting entrance hall with a shower room and toilet, a comfortable lounge with fire place and patio doors, a separate dining room, and a spacious kitchen with a rayburn cooker and patio doors opening onto the rear patio.

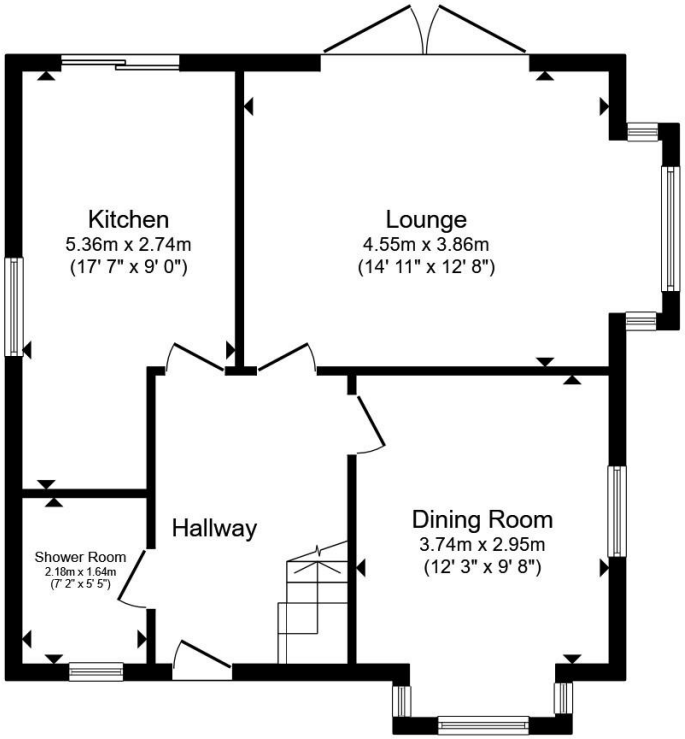
To the first floor are four double bedrooms, complemented by a family bathroom.

Externally, the property features a lawned front garden and a driveway providing parking for one vehicle, which continues around to the side and rear gardens. To the rear of the property there are 2 garages, The garages are fitted with a brand new roof complete with anti-condensation underfelt and skylights. The garages are fitted with mains electricity, lighting, and a water supply, and also provides additional off road parking for two vehicles.

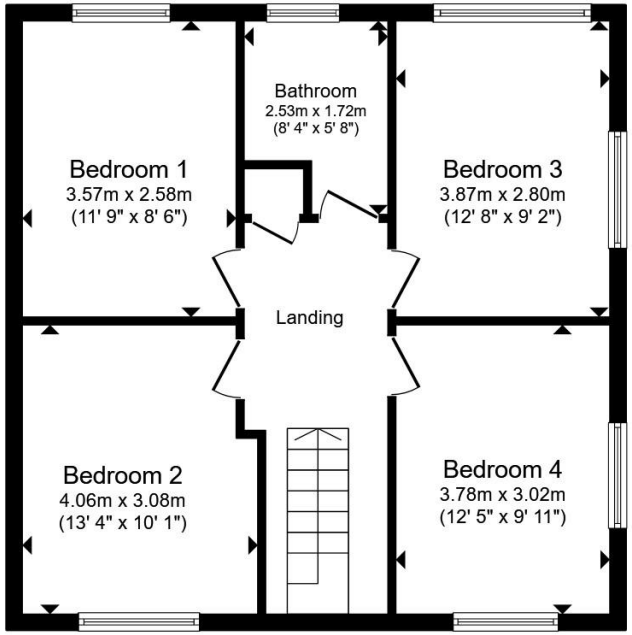
Viewing is highly recommended to fully appreciate everything this property has to offer.








## Ground Floor




## First Floor

Total floor area 122.0 m² (1,313 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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Code: PWL_PWL260072_R6PL_8