

Golf Road, Pwllheli, Gwynedd

Asking Price: £525,000

Beresford Adams









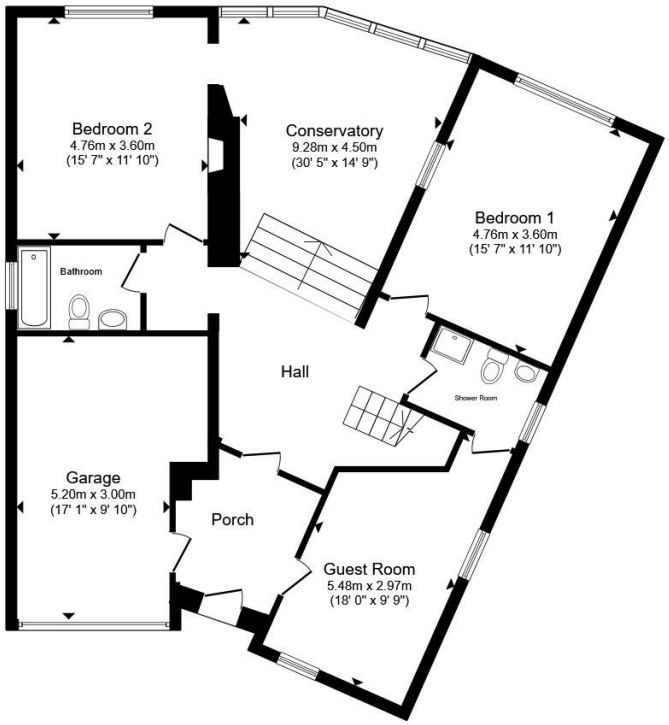




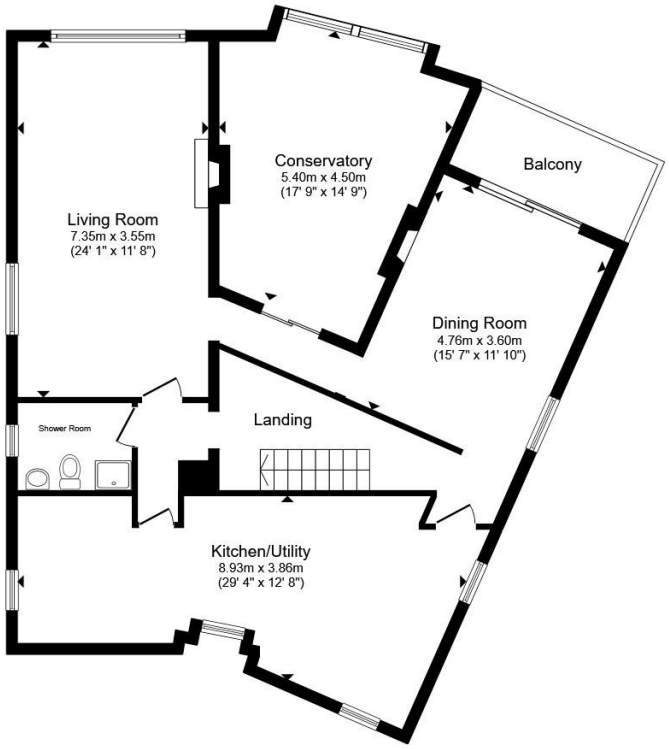
Occupying an enviable coastal position with breathtaking views across Cardigan Bay towards Snowdonia and the Lleyn Peninsula, Ty'r Bont presents a rare opportunity to acquire one of Wales' most architecturally significant homes.
Combining striking design with practical modern living, this exceptional detached residence offers a truly unique lifestyle opportunity.
The property is approached via a private gated driveway, bordered by mature hedging and planting.
At the heart of the home is a magnificent 20ft-high vaulted Atrium, flooded with natural light through a full-height south-facing arched window and doors, perfectly positioned to showcase the spectacular coastal and mountain views. The property is thoughtfully arranged in a horseshoe design around this central space, creating a wonderful sense of openness and connection throughout.
The east and west wings are linked by an unusual first-floor bridge overlooking the Atrium, providing access between the lounge, dining area and sun room while further enhancing the home's architectural appeal.
Uniquely, the principal reception rooms are located on the first floor, maximising the stunning panoramic outlook across Cardigan Bay, Snowdonia and the surrounding countryside.
Externally, the property enjoys generous and beautifully maintained grounds







Ground Floor



First Floor

Total floor area 236.7 m² (2,548 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: **G**

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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