

ANOTHER

Osborne  
House

DEVELOPMENT

CGI

# 4 DOUBLE BEDROOM HOME WITH SEA VIEWS & OFF ROAD PARKING



No.1 Bryn Hedd, Mynytho, Abersoch LL53 7RF







# No.1 Bryn Hedd

## Ground Floor

- Entrance Hall
- Utility Room
- 3 Bedrooms (Master with en-suite shower)
- Family bathroom

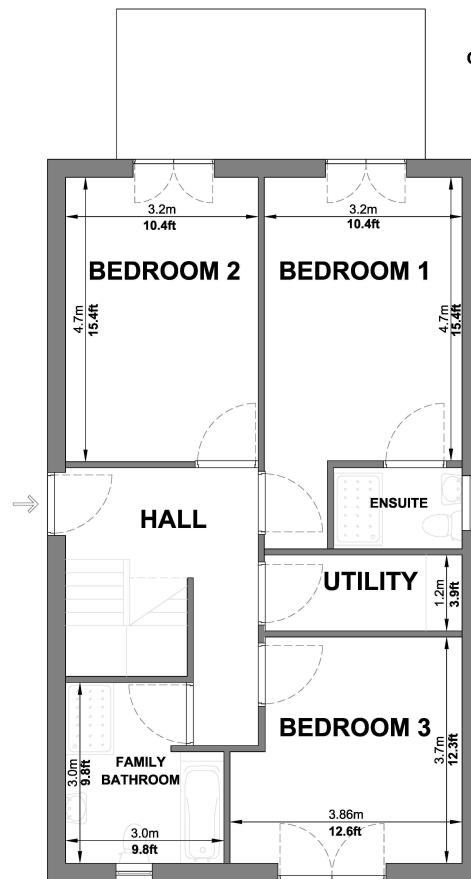
## First Floor

- Kitchen /Living Room with balcony with sea views
- Bedroom 4 (with en-suite shower)

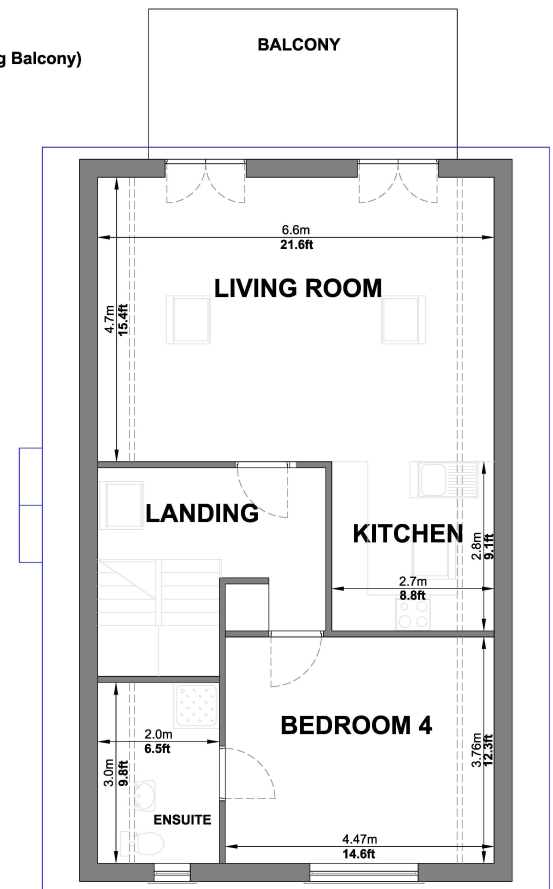
## Outside

- Garden Room
- Parking for 3/4 cars
- Landscaped gardens with sea views to the front

# ACCOMMODATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



# VIEW FROM HOUSE







## LOCATION

The property is within an exclusive development of five other newly refurbished houses set in the village of Mynytho. The rural village is located on the southern coast of the Llyn Peninsula set in an elevated position above Abersoch and Llanbedrog enjoying un-surpassed sea views over Abersoch and the surrounding coastline with the Cambrian Mountains visible on the far side of the bay. The village has a shop/post office, primary school and community hall, all within walking distance.

Abersoch is officially an Area of Outstanding Natural Beauty and a treasure of a place to locals and visitors alike. The Llyn Peninsula is very much dominated by its landscape, a magical mix of unspoilt countryside, majestic mountains and miles of stunning coastline and sandy beaches. Abersoch is renowned as the 'jewel in the crown' of the Llyn Peninsula and attracts visitors from around the country, keen to enjoy the Gulf Stream influenced micro climate of the Peninsula. Abersoch has many restaurants, bars, bistros and specialist shops.

The South Caernarfonshire Yacht Club (SCYC) is the place to be if you want to sail dinghies or keelboats in Cardigan Bay. The thriving club has many members but also welcomes visitors, particularly to their established open events – Dinghy, Mirror and Keelboat Weeks.

For golfers, Abersoch's challenging 18-hole links/parkland course. Near by are Nefyn, Pwllheli and Porthmadog courses.

No.1 is a true rarity to the market, set in an elevated position with sea views to the front elevation towards Abersoch, St Tudwals Islands and Cardigan Bay. In a quiet location with off-road parking, it is within an easy walk of Mynytho village shop/post office and all within a short 3 mile drive of Abersoch with its array of shops, restaurants and miles of sandy beaches.

# No.1 Bryn Hedd

## LAST REMANING HOUSE WITHIN EXCLUSIVE DEVELOPMENT

### DESCRIPTION

Number 1 Bryn Hedd is an attractive generously proportioned family home, measuring about 1,614 sq.ft/150 sq.m (Gross Internal) constructed of white rendered elevations punctured by large UPVC double glazed windows with dressed stone quoins all surmounted by a slate roof.

This wonderful family home has just been the subject of a complete renovation scheme, in effect making it like a new home. The interior has benefitted from a total refit with modern, cutting edge and contemporary interior with a flexible modern day layout.

The spacious accommodation is laid out over two floors with living to the first floor and most bedrooms to the ground floor. Affectionally known as an 'upside down house' to maximise the views from the living room.

Located on the first floor, sits the expansive living room with two sets of French doors leading out onto a balcony allowing for full enjoyment of the sea views and the other well-presented houses in this small and exclusive development. The first floor living room is open plan with a newly fitted kitchen and has a landing leading to bedroom 4 with ensuite shower.

The ground floor is equally well presented, with the master bedroom having French doors leading out onto a patio area where far reaching sea views can be enjoyed. Accessed off the master bedroom is a good sized newly fitted shower room. There are two further double bedrooms and well proportioned newly fitted family bathroom room with separate shower. There is also a utility room off the main hall.

Outside there are enclosed gardens laid to lawn with a terrace to enjoy the sea views, garden room and parking.

The detached garden room offers a versatile space for numerous uses; home office, play room, home cinema or gym.





# COMPLETED HOMES AT BRYN HEDD





# No.1 Bryn Hedd

## SPECIFICATION

- All walls/ceilings, skirtings newly painted
- Kitchen – High gloss white units, granite effect grey worksurface, white “Victorian” style tiled splash backs, large fitted fridge and freezer, stainless steel double oven, 5 zone induction hob with stainless steel extractor fan above, pan drawers, stainless steel sink with single drainer and mixer tap
- Bath/Shower Rooms – all fitted with white suites with chrome fittings, white tiling to splash backs and showers, shower trays with chrome shower, mirrors with integral lighting
- Lighting – brushed steel sockets and dimmable switches throughout, flush brushed steel low energy downlighters
- Garden Room with power, light and heating
- Fire and Smoke alarms
- TV points to each bedroom and living room
- External lighting and outside tap
- BT sockets fitted
- Terraced, lawned and planted borders to the gardens
- Carpet to bedrooms, stairs and living room
- Laminate flooring to kitchen and hallway
- Tiled floors to bathrooms and utility
- Underfloor electric heating to all rooms and Garden Room

## SERVICES

Mains water, electricity, drainage, electric under floor heating with zones with “Hive” wireless control

## TENURE

Freehold

## EPC

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# No.1 Bryn Hedd Mynytho, Abersoch, Gwynedd LL53 7RF



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A N O T H E R **Osborne House** D E V E L O P M E N T

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