

Bryn Hedd

Mynytho, Abersoch, Gwynedd LL53 7RF



Two exclusive bungalows each with 2 ensuite bedrooms and panoramic sea views

ANOTHER



DEVELOPMENT

LOCATION

The property is well set back and protected from the road, nestled at the rear of this exclusive development within 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 is also close to Nefyn, Pwllheli and Porthmadog courses.

The properties ‘Sea View’ & ‘Mountain View’ are a true rarity to the market set in an elevated position offering panoramic uninterrupted sea views towards Abersoch, St Tudwals Islands and Cardigan Bay. In a quiet location with off-road parking, they are within an easy walk of Myntho 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.



DESCRIPTION

Two outstanding newly constructed bungalows with panoramic sea views, contemporary interior with two en suite double bedrooms, good sized gardens and off-road parking for 4 cars, offering single level living within an exclusive enclave of just four other houses. Each bungalow would make a fabulous holiday home or retirement property.

ACCOMMODATION

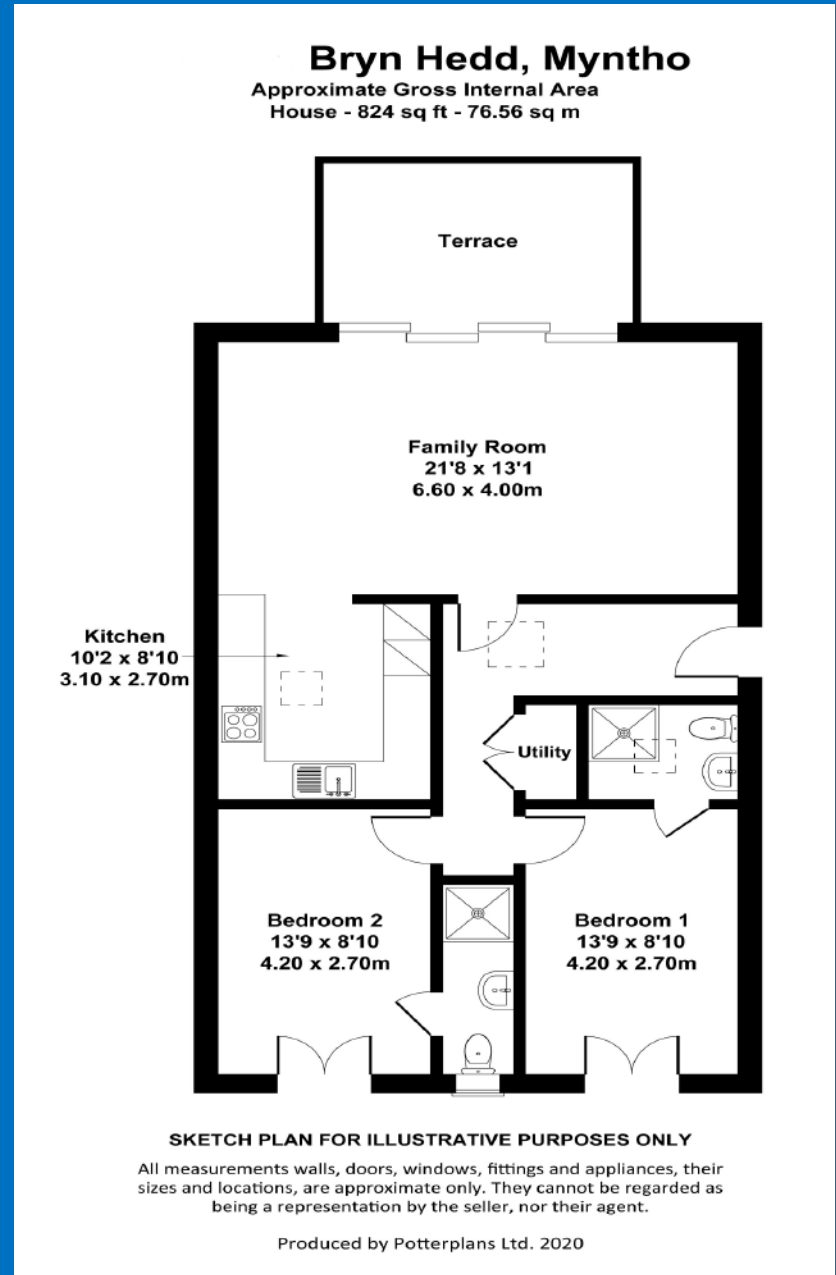
- Entrance Hall
- Open plan kitchen & family room
- Two double bedrooms (both with en suite shower rooms)
- Utility cupboard
- Landscaped level gardens with sea views
- Pergola covered terrace
- Off road parking for 4 cars

Set to the rear of the development, a partly glazed front door opens into an entrance hall with utility cupboard with plumbing for a washing machine. The rear of the property is dominated by a huge family room with bi-fold doors making up almost the entire of the rear elevation allowing for full enjoyment of the gardens and sea views, whilst flooding the room with natural light. This open plan family space connects with the high specification kitchen with white contemporary wall and floor high gloss units, tiled splash backs, single fan oven, dishwasher four ring electric hob with extractor hood above and a stainless-steel sink with mixer tap

The two generously proportioned double bedrooms both have beautifully fitted en suite shower rooms with contemporary styled white suites with shower cubicle, low level WC and wash hand basin with mixer tap.

A loft hatch with drop down ladder leads up to a large and very useful storage space with natural light.

The bungalows are available to purchase Freehold, in building specification 'shell' or 'fitted' .



SHELL

The bungalow will be built out to the exterior specification (Shell). Freehold Price: £285,000
Subject To Contract.

Building Specification (Shell):

- Foundations- Comprising reinforced concrete raft foundation with thickenings to support external walls. Insulation and damp proofing.
- Roof – Timber roof trusses with insulation and slate covering 3Nr Velux roof lights per property and PVCu eaves, fascias and rainwater goods.
- Walls - External wall construction comprising one external skin of block work with render, 100mm insulated cavity and one internal skin of block work. Stone quoin detailing.
- Windows - PVCu white double glazed windows, part glazed front door, glazed bedroom doors with side panel (incorporating opening light), feature circular loft windows and bi-fold patio doors.
- External works – paved patio and paving around bungalow, tarmacadam parking spaces to front and lawn to rear. Perimeter PVCu picket fence with personal gate. Pergola covered terrace.
- External services – Incoming water and electric mains services and Telecom/broadband underground incoming ducting. Foul and surface drainage out to public mains.



GARDENS

To the front of property lies a tarmacadam area with ample off-street parking for 4 cars. A stone paved path wraps around the bungalow giving garden access to either side. The good-sized landscaped gardens lie to the rear, with a wide stone terrace that abuts the entire of the rear elevation, accessed from the bi-fold doors in the family room. This area has a metal sun pergola making it a wonderful al fresco dining area whilst enjoying the breath-taking sea and mountain views. There are external power and water points to allow for external maintenance and leisure. The rear garden will have level manicured lawns surround by a white PVC picket fence for easy maintenance.



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FITTED OUT

The standard internal specification can be altered to the purchaser's taste although there may be a cost implication, speak to the agent for further details. Freehold Price: £325,000 Subject To Contract.

Building Specification (Fitted out):

- Internal walls – Sound insulated studwork with plasterboard and skim finish.
- Internal doors – Contemporary hardwood finish door with chrome lever handle in frames with architraves.
- Wall finishes – Plaster and paint throughout with fully tiled en-suites and tiled splash back in kitchen.
- Floor finishes - All floors screeded level, with tiling laid to falls to drainage outlet in en-suites. Timber painted skirting boards throughout. Loft boarded out for storage with drop down ladder in access hatch.
- Ceiling finishes – Plasterboard and paint throughout habitable areas.
- Fittings - Floor and wall units with worktops to kitchen area with white goods and sink drainer. White WCs, wash basins with chrome fittings. Shower trays with chrome power shower and mirrors with integral lighting. Utility cupboard with drainage and plumbing for a washing machine.
- Plumbing – hot and cold water feeds throughout (with external tap) and all necessary wastes and overflows and soil and vent pipes.
- Electrical – Under floor heating system in zones with “Hive” wireless control. Brushed steel sockets and dimmable switches throughout. Lighting to be flush brushed steel low energy down lighters. Power point and light to loft space. Extract ventilation to kitchen and en-suites. Fire and smoke alarms. TV aerial installation. External lighting to patio, front door and side.

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DEVELOPMENT

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