



Description

A character 2 bedroomed detached Period Cottage in an idyllic rural setting however the property is in need of full renovation throughout. The property has been in the same family ownership for many years but in recent years it's had very limited use. The property now requires extensive refurbishment and modernisation but offers much potential in a very desirable Countryside setting. South West Facing Garden. Any furniture, personal effects and other contents in the house, garden or outbuildings, some of these will be removed before the auction date, so it will be 'sold as seen on the date of auction.'



Situated

Bryn Celyn Bach is a centuries old cottage in a delightful countryside setting some 1.7 miles south from the highly acclaimed seaside village of Abersoch to the south coast of the glorious Llyn Peninsula. The Cottage is within walking distance of the picturesque Beach at Porth Ceiriad and not far from the famous Surfing Beach at Porth Neigwl (Hell's Mouth)

Ground Floor

Entrance Hall, Bedroom/Sitting Room with Fireplace, Lounge with Stone Inglenook, Built-in China Cupboard, Doorway Through to Kitchen/Diner with Sink Unit, Slate Fireplace and Slate Floor, Front/Rear Outer Doors.

Outside

Small Front Garden with a Stone Wall Boundary, Large Rear Gardens and an Adjoining Orchard, 2 Small Stone Built Outhouses.

EPC Rating

TBC

Council Tax Band

E

Note

In a Conveyance dated January 1967 it states access to the property from the main roadway leading up to Cilan is via a right of way over a single grassed track with or without vehicles and animals shown green on the said plan between points A,B and C. A right at all times to park not more than 3 cars or vehicles at all times on that portion of the said service road or farmyard between the points marked B and C on the said plan. A right to construct

an opening or entrance in the boundary between that part of the grassed track entrance as abuts onto the garden of Bryn Celyn Bach. It will be observed that there is a dilapidated stone Barn next to the Cottage, but this is under separate ownership and is not part of the sale.

First Floor

2 Bedrooms, Bathroom/W.C

Joint Agent

Beresford Adams

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