



**Y GORNEL, 18 TYN Y PWLL
LLANBEDROG LL53 7PG
£295,000**





CROESO | WELCOME

Mae Y Gornel wedi ei leoli ar blot cornel helaeth. Ffenestri gwydr dwbl a gwres canolog ac mae yna 3 llofft, ystafell fyw, ystafell bwyta, cegin, ystafell wlyb a thoiled ar wahân. Gerddi i'r tu blaen, ochr a chefn. Garej gyda lle parcio tu blaen iddo. Dyma eiddo gyda llawer o botensial i'r prynwr iawn.

18 Tyn Y Pwll, is situated on a spacious corner plot. The property is served by oil central heating and benefits from double glazing. The accommodation comprises entrance hall, lounge, dining room, kitchen, 3 bedrooms, wet room and separate toilet. Outside there are lawned gardens and garage.

CYNTEDD | HALL

uPVC double glazed door & window, radiator, built-in cupboard.

LOLFA | LOUNGE

16' 4" x 11' 5" (5m x 3.5m) uPVC double glazed windows, radiator.

YSTAFELL FWYTA | DINING ROOM

9' 6" x 9' 10" (2.9m x 3m) uPVC double glazed window. Built-in linen cupboard with Worcester combi boiler.



CEGIN | KITCHEN

8' 6" x 11' 5" (2.6m x 3.5m) Range of wall and base cupboards. uPVC double glazed window and door to outside.

LLOFFT 1 | BEDROOM 1

8' 10" x 12' 5" (2.7m x 3.8m) uPVC double glazed window, radiator.

LLOFFT 2 | BEDROOM 2

10' 9" x 9' 2" (3.3m x 2.8m) uPVC double glazed window, radiator.

LLOFFT 3 | BEDROOM 3

6' 10" x 8' 10" (2.1m x 2.7m) uPVC double glazed window, radiator.



YSTAFELL WLYB | WET ROOM

Electric shower with seat and screen, wash hand basin, uPVC double glazed window.

TOILED | TOILET

uPVC double glazed window.



TU ALLAN | OUTSIDE

Lawned garden areas to front, side and rear. Slabbed path to pedestrian gate and path around the property to rear door with steps. Hardstanding area, oil tank, slabbed path leading to garage with pedestrian door and off road parking to the front of it.

GWASANAETHAU | SERVICES (NOT TESTED)

We believe that mains water, electric and drainage plus oil central heating are connected.

PERCHNOGAETH | TENURE

Freehold.

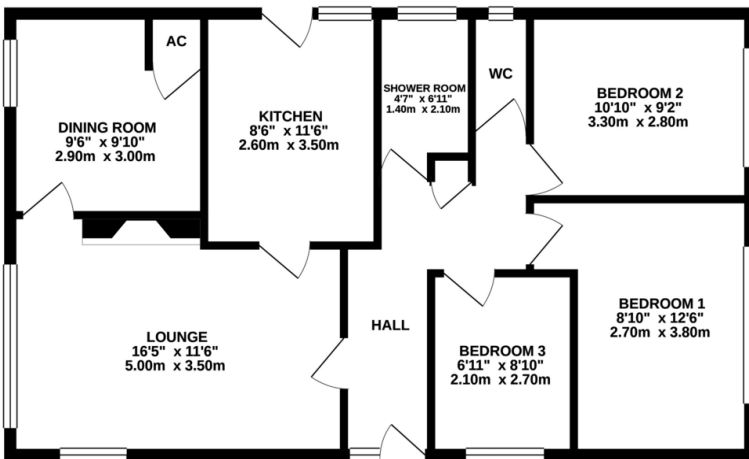
CYFARWYDDIADAU | DIRECTIONS

From Pwllheli follow the A499 towards Llanbedrog, turning right for Mynytho (B4413). Turn right onto Lon Pin then left into Ffordd Bryn Cras & Ty'n Pwll. Y Gornel can be found ahead of you on the corner with the first left junction.





GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	60 d	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure 32023



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements