

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Pen Y Graig, Rhoslan, Tudweiliog, LL53 8PE

£450,000

- Detached Residence
- Close to Towyn Beach
- Gardens, Outhouse & Ample Parking
- Delightful Rural Area
- 4 Bedrooms & 4 Receptions
- Offering Great Potential



Pen Y Graig Rhoslan, Tudweiliog, LL53 8PE

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this detached cottage residence, with great potential, located in a rural area in close proximity to the beautiful sandy beaches on the north coast of the glorious Llyn Peninsula. The property is within easy reach of the local amenities in Tudweiliog and the nearby coves and beaches. Aberdaron and Morfa Nefyn are just a short car journey away.

The spacious accommodation briefly comprises of the following: - Entrance hallway. Lounge. Conservatory. Store room. Kitchen with door to rear conservatory. Bathroom. Dining room. Three bedrooms. On the first floor: Principal bedroom and shower room. Large garden and grounds with ample parking. Outhouse with potential.

All enjoying spectacular countryside and sea views. Inspection highly recommended.

GROUND FLOOR

Hall

Stairs to first floor. Radiator. Door leading to stairs down to:

Lounge 17'0 x 16'1 (5.18m x 4.90m)

Radiator. Oak floor. Opening to:

Conservatory 11'4 x 10'0 (3.45m x 3.05m)

Patio door leading to garden.

Store Room

Limited headroom.

Kitchen 7'7 x 14'8 (2.31m x 4.47m)

Quarry tiled floor. Cottage style kitchen with gas hobs. Space for fridge freezer. Plumbing for washing machine. Stainless steel sink unit. Stable door to:

Conservatory 7'6 x 9'9 (2.29m x 2.97m)

Quarry tiled floor. Patio door to garden.

Bathroom 4'0 x 8'11 (1.22m x 2.72m)

Quarry tiled floor. Pedestal washbasin. Panelled bath with shower over. Low level w.c.

Bedroom/Parlor 10'0 x 12'11 (3.05m x 3.94m)

Dining Room 12'9 x 14'5 (3.89m x 4.39m)

Rayburn Royale (propane gas) for hot water and central heating.

Inner Hall

Radiator. Door to porch with outside door to rear patio.

Bedroom 7'3 x 13'11 (2.21m x 4.24m)

Radiator.

Bedroom 6'9 x 10'0 (2.06m x 3.05m)

Radiator.



Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Pen Y Graig Rhoslan, Tudweiliog, LL53 8PE

OUTHOUSE (THREE ROOMS) 9'9 x 10'2 (2.97m x 3.10m)

All with potential.

Room 2 6'11 x 10'1

Room 3 6'8 x 10'5

SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand the property is freehold with vacant possession available on completion.



Tudor

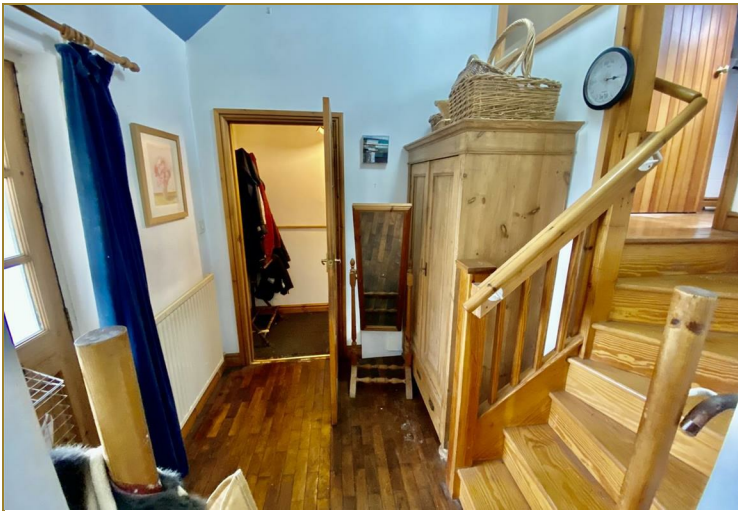
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Pen Y Graig Rhoslan, Tudweiliog, LL53 8PE



From Pwllheli proceed North-West on the A497. Pass through Efailnewydd and then at the Bryn Cynan roundabout proceed straight ahead on to the B4412 to Morfa Nefyn. At the crossroads in the centre of Morfa Nefyn turn left (B4417) and proceed through Edern and Tudweiliog. On entering Tudweiliog, take the first right turning (in the direction of Cwt Tatws) and then take the first right turning (in the direction of Pant Gwyn Caravan Site). Proceed along this lane and Pen Y Graig is on the right hand side. Sat Nav Ref:- LL53 8PE. (Please note that your sat nav reference is based on the postcode which, in a rural area, can cover a large geographic area. Please follow the directional note for the latter part of your journey).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Warranted	Current	Warranted
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales	



Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk