

# Tudor

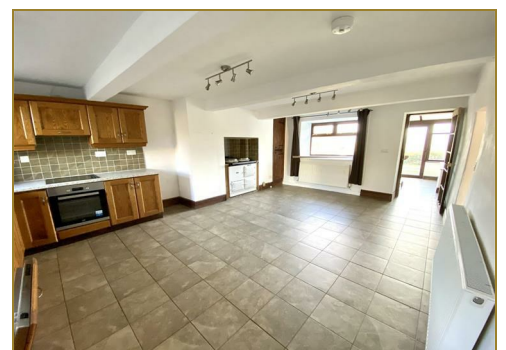
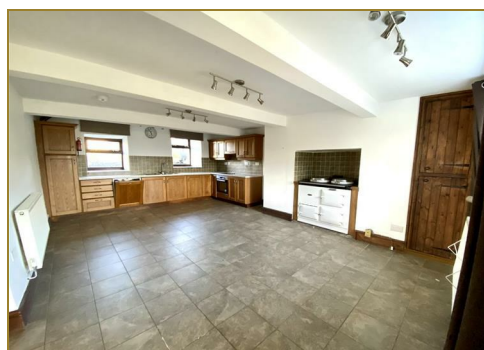
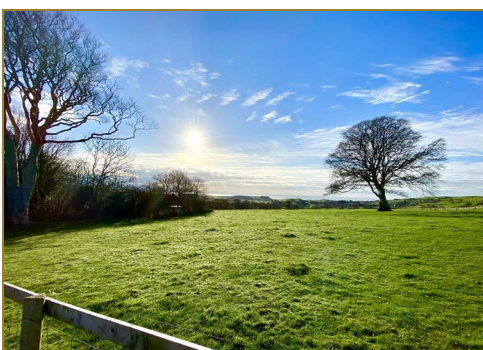
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## Cefn Meusydd Uchaf , Pentrefelin, LL52 0RB

**£430,000**

- Detached Farmhouse
- Spectacular Country & Sea Views
- Double Glazing & Oil Central Heating
- Delightful Rural Area
- 2 Receptions & 6 Bedrooms
- Ample Parking & Gardens



# Cefn Meusydd Uchaf , Pentrefelin, LL52 0RB

This spectacular detached farmhouse is located in a delightful rural area on the outskirts of Pentrefelin with spectacular views over open countryside and Tremadog Bay in the distance.

Pentrefelin is a small rural village which is only a few miles from Criccieth, a popular seaside resort on the south side of the glorious Llyn Peninsula and Porthmadog the town for the area.

The spacious accommodation has the benefits of double glazing and oil central heating and briefly comprises of the following: - Hall. Sitting room. Lounge with french windows and multi fuel stove. Kitchen/dining. Rear porch with utility and toilet.

On the first floor: - Family bathroom. Five bedrooms, two with en-suite shower rooms with a further master bedroom suite with separate sitting area on the second floor.

Ample parking. Gardens and grounds.

## GROUND FLOOR

### Hall

UPVC double glazed door. Radiator. Dark oak effect laminate floor. Stairs to first floor.

### Sitting Room 11'8 x 12'2 (3.56m x 3.71m)

Laminate wood effect floor. Radiator. UPVC double glazed window with view over open countryside and Tremadog Bay in the distance.

### Lounge 15'0 x 17'7 (4.57m x 5.36m)

Open beams. Double glazed french windows to patio garden again with views over open countryside and Tremadog Bay in the distance. Oak effect laminate floor. Multi fuel stove set in old inglenook fireplace with large stone lintel over. Open beams. Radiator. Door to:

### Kitchen/Dining 20'9 x 14'8 (6.32m x 4.47m)

Maximum measurements 'L' shaped room. Two radiators. Fitted kitchen with single drainer stainless steel sink unit with one and half bowl and mixer tap. Integral cooker and hobs. Integral dishwasher. Oil fired Aga. Radiator. Tiled floor.

### Rear Porch 11'7 x 4'8 (3.53m x 1.42m)

Tiled floor. UPVC double glazed window and outside door. Door to:

### Utility Room 4'0 x 5'7 (1.22m x 1.70m)

Plumbing for washing machine. Storage cupboard.

### Toilet 6'0 x 5'7 (1.83m x 1.70m)

White suite with low level w.c. Pedestal washbasin. Radiator. Tiled floor.

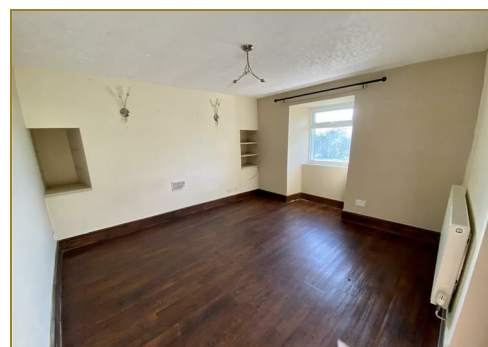
## FIRST FLOOR

### Rear Bedroom 7'5 x 11'6 (2.26m x 3.51m)

Radiator. UPVC double glazed window.

### Rear Bedroom 12'11 x 8'11 (3.94m x 2.72m)

Plus door recess. Radiator. UPVC double glazed window. Door to:



# Cefn Meusydd Uchaf , Pentrefelin, LL52 0RB

## **En-Suite Shower Room 8'8 x 5'3 (2.64m x 1.60m)**

Low level w.c. Pedestal washbasin. Corner entry quadrant shower with tiled walls and Mira electric shower. Radiator/towel warmer.

## **Landing**

Radiator.

## **Bathroom 10'3 x 7'0 (3.12m x 2.13m)**

White suite with pedestal washbasin. Low level w.c. Panelled bath with mixer tap and electric shower over. Tiled floor and walls. Cylinder cupboard. Radiator.

## **Front Bedroom 7'3 x 10'4 (2.21m x 3.15m)**

Radiator. Country and sea views. UPVC double glazed window.

## **Middle Bedroom 8'8 x 6'11 (2.64m x 2.11m)**

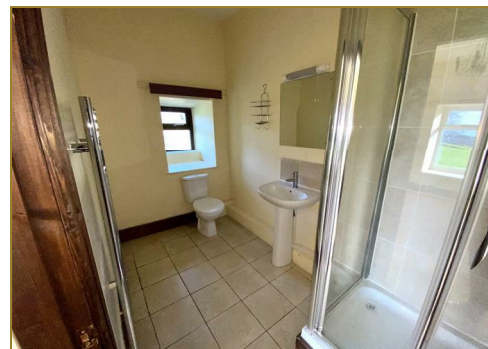
Radiator. UPVC double glazed window. Sea view.

## **Front Bedroom 14'5 x 12'3 (4.39m x 3.73m)**

Large picture window with views over open countryside and Tremadog Bay in the distance. Large recess with radiator. Door to:

## **En-Suite Shower Room 10'3 x 5'4 (3.12m x 1.63m)**

White suite with low level w.c. Pedestal washbasin. Shower cubicle with electric shower. Part tiled walls. Tiled floor. Radiator/towel warmer.



## **SECOND FLOOR**

### **Bedroom Suite with Sitting Area:**

#### **Sitting Area 16'4 x 18'11 (4.98m x 5.77m)**

Radiator. Two upvc double glazed windows with views. Velux roof light. Radiator. Steps and opening to:

#### **Bedroom 13'11 x 18'4 (4.24m x 5.59m)**

Maximum measurements to eaves with limited headroom. Radiator. Timber floor. Two velux roof light.



## **OUTSIDE**

Ample parking area. Private drive (shared use with farm). Front garden with paved patio area all enjoying spectacular views.

## **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.



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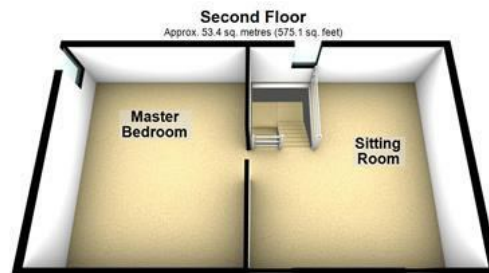
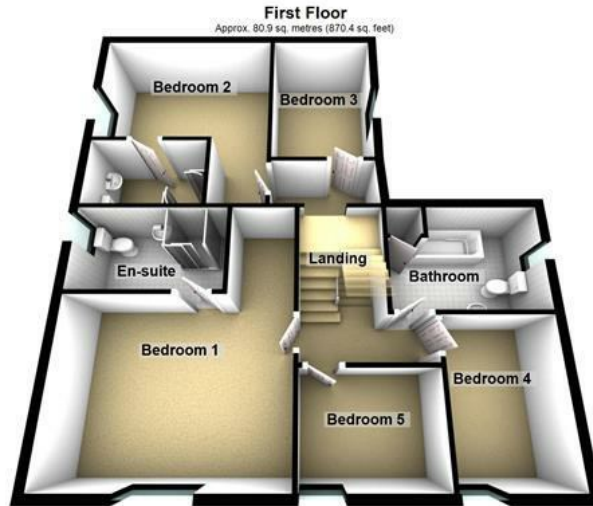
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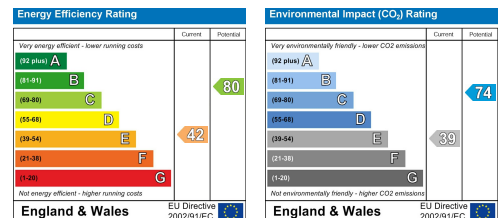


Total area: approx. 218.6 sq. metres (2353.1 sq. feet)

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Plan produced using PlanUp.

Cefn Meusydd Uchaf, Tabor Lane, Pentrefelin, Criccieth

From Pwllheli proceed east on the A497 pass through Criccieth in the direction of Porthmadog and at Pentrefelin take the first left turning. Proceed along the lane and up the hill passing the entrance drive to Cefn Meusydd Isaf and then the next track on the right is signposted to Cefn Meusydd Uchaf. Proceed along the track. O.S. Ref SH 526-406



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