

Tudor

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



1 Bryn Gwyn, Penrhyndeudraeth, LL48 6DA

£215,000

- Detached Bungalow
- Delightful Views
- Gardens & Outbuilding
- Elevated Position
- Three Bedrooms
- Gas Central Heating



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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this detached bungalow situated in an elevated position benefitting of views overlooking the village, the estuary and towards the mountains beyond. The property is conveniently located for the nearby village shops and amenities including primary school. Penrhyndeudraeth is located only 3 miles from Porthmadog, the popular harbour town for the area. There are regular bus services as well as a main line railway station to provide all the necessary links.

The accommodation has the benefit of double glazing and gas central heating and briefly comprises of: Hall. Lounge. Kitchen/diner. Porch/Utility. Three bedrooms. Accessible shower room. Outbuilding with three useful store rooms. Front terrace garden with foot access down to the street. Lawn garden to the side leading to rear gravelled parking area which is approached by a right of way access across the neighbouring property.

Hallway

Cupboard with Worcester Combi boiler for central heating and hot water. Door to:

Lounge 11'0 x 13'6 (3.35m x 4.11m)

Tile surround fireplace. Radiator.

Kitchen/Diner 20'9 x 6'3 (6.32m x 1.91m)

Modern fitted kitchen with single drainer stainless steel sink unit. Gas hobs with extractor hood over. Integral oven. Radiator. Storage cupboard. UPVC double glazed door to:



Rear Porch/Utility

Worktop with plumbing for washing machine. UPVC double glazed windows and door to rear.



Bedroom 1 10'8 x 10'7 (3.25m x 3.23m)

Radiator.

Bedroom 2 9'0 x 10'8 (2.74m x 3.25m)

Radiator.

Bedroom 3 7'5 x 9'0 (2.26m x 2.74m)

Radiator.



Shower Room

Towel radiator. Fan heater. Low level w.c. Vanity washbasin. Accessible shower.

OUTBUILDING

Store Room 1 7'10 x 8'5

Store Room 2 7'5 x 8'5

Store Room 3 3'10 x 8'5

SERVICES

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

TENURE

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



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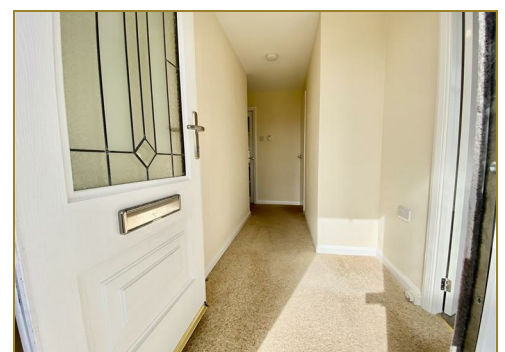
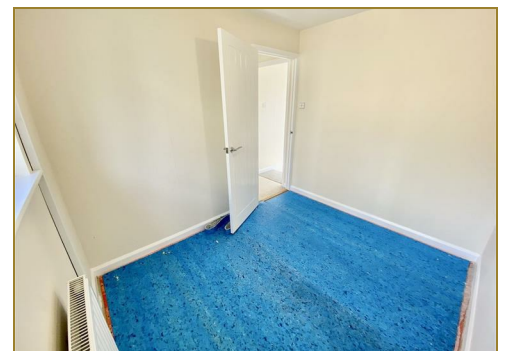
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Percent	Very environmentally friendly - lower CO ₂ emissions	Current	Percent
(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	79	England & Wales	EU Directive 2002/91/EC	



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