

# Tudor

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## Fron Oleu , Llangybi, LL53 6DQ

**£250,000**

- Semi-detached Traditional Cottage
- Heart of the Llyn Peninsula
- Gardens & Parking
- Delightful Rural Area
- 2 Receptions & 3 Bedrooms
- Many Fine Traditional Features



# Fron Oleu , Llangybi, LL53 6DQ

This traditional welsh cottage is located in a delightful rural area in the heart of the glorious Llyn Peninsula enjoying spectacular views towards open countryside and the sea and is only about 7 miles from Pwllheli, the marina and market town for the area.

The cottage has many attractive and traditional features including exposed stone walls and beams.

The accommodation briefly comprises of the following: - Porch. Living room. Dining room. Kitchen. Utility. Toilet.

On the first floor: - Three bedrooms and bathroom.

Parking and attractive landscaped garden.

## GROUND FLOOR

### Porch

### Lounge 16'5 x 16'7 (5.00m x 5.05m)

A most attractive room with a multi fuel stove with back boiler for central heating and hot water set into an exposed stone fireplace - supplemented by quality German electric radiators - recently installed. Stairs to first floor. Under stairs cupboard. Electric radiator. Open beams. Door to:

### Utility Room 8'10 x 4'9 (2.69m x 1.45m)

Door to:

### Toilet 5'10 x 4'8 (1.78m x 1.42m)

Low level w.c. Washbasin. Modern white suite with tiled floor. Electric radiator.

### Dining Room 13'5 x 15'3 (4.09m x 4.65m)

Feature exposed stone walls. Electric radiator and radiator from the back boiler.

### Kitchen

Modern kitchen units with electric hobs, oven, single drainer stainless steel sink unit one and a half bowl with mixer tap. Electric radiator and radiator. Quarry tiled floor. Outside door.



## FIRST FLOOR

### Landing

Radiator. Cylinder cupboard with pre-lagged cylinder.

### Bedroom 8'1 x 13'1 (2.46m x 3.99m)

Radiator.

### Bedroom 7'10 x 13'2 (2.39m x 4.01m)

Radiator.

### Main Bedroom 13'3 x 14'2 (4.04m x 4.32m)

Electric radiator and radiator. Dormer window with spectacular rural views and towards Cardigan Bay beyond.



# Tudor

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

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

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## Bathroom

Low level w.c. Panelled bath. Pedestal washbasin. Shower cubicle. Radiator. Tiled walls.

## OUTSIDE

Front garden. Parking for cars at the side. Easily maintained and attractively set out rear garden.

## SERVICES

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

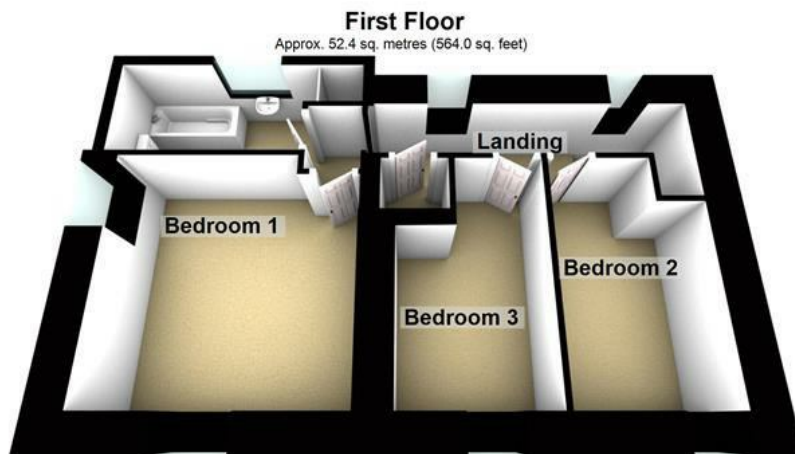
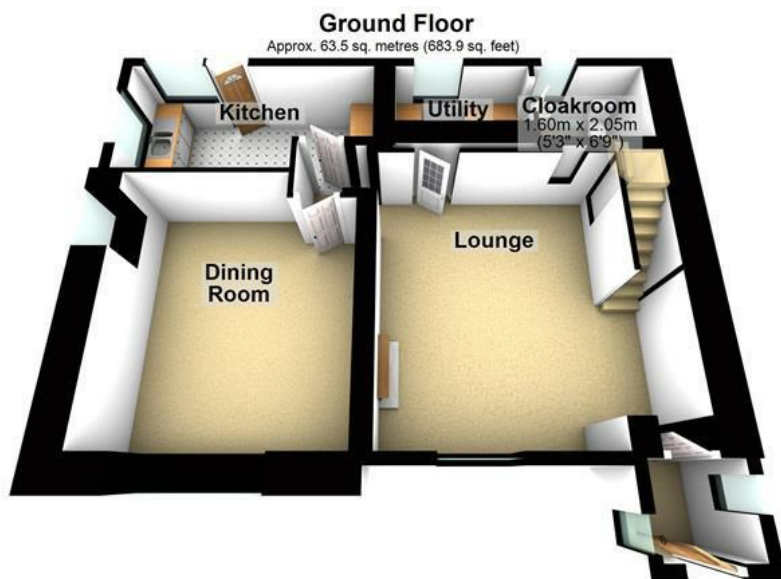
## TENURE

We understand that the property is available on a long leasehold basis.

available



# Fron Oleu , Llangybi, LL53 6DQ



Total area: approx. 115.9 sq. metres (1247.9 sq. feet)

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Plan produced using PlanUp.

## Fron Oleu, Llangybi, Pwllheli

From Pwllheli proceed North East on the A499, pass through Y Ffor and then take the next right turning signposted to Pencaenewydd. At Melin Plas Du turn right and pass over the bridge and continue to the next crossroads. Proceed straight across the crossroads and then Fron Olau is on the left handside before the school. O.S. Ref: SH 419-408. Sat Nav Ref: LL53 6DQ.

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



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