

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 4 Llofft - 4 Bedroom Detached Rural Property
Gwag Noe, Uwchmynydd
Pwllheli, LL53 8BY

Reduced £565,000
www.lwhproperty.com



Gwag Noe, Uwchmynydd LL53 8BY

Eiddo mewn lleoliad bythgofiadwy yn Uwchmynydd wedi'i leoli ger Mynydd Mawr a Mynydd Y Gwyddel gyda golygfeydd tuag at Ynys Enlli a'r arfordir

A property in an unforgettable location in Uwchmynydd located near Mynydd Mawr and Mynydd Y Gwyddel with views towards Ynys Enlli. Rarely do properties of this size and standard come to the market in such a picturesque location.

Yn dilyn adnewyddu'r eiddo ychydig flynyddoedd yn ôl, mae'r eiddo yn cynnwys 4 llofft, 2 ystafell fyw, cegin fwyta a lolfa haul.

Following the renovation of the property a few years ago incorporating former outbuildings to living accommodation the property has been finished to a high standard and can be moved into straight away.

The ground floor accommodation comprises 2 bedrooms, the master includes a walk in wardrobe and ensuite shower room. 2 receptions rooms are located in the single storey former outbuilding leading to a conservatory, open plan kitchen diner, utility room and shower room. The first floor accommodation comprises 2 good sized bedrooms and family bathroom.



Gwag Noe sits in a third of an acre of gardens and grounds, comprising a lawned garden to the North of the property and a large hard-standing driveway to the South. Access is provided via the driveway to Gwyddel.

The accommodation comprises of:

Ground Floor:

Entrance Hallway

Games / Reception Room 3.86m x 4.29m
Electric underfloor heating.

Master Bedroom 2.98m x 3.94m - leading to:
En-suite 1.58m x 2.37m - Shower, Basin, WC.
Walk-in-Wardrobe 1.28m x 1.68m
Electric underfloor heating.

Bedroom 2.85m x 3.28m

Reception Room
Exposed Beams, Patio Doors to Decking Area.

Sun Room / Conservatory 2.33m x 3.05m

Kitchen Diner 4.52m x 6.44m
Premium Fitted Kitchen with Granite worktops, Integrated dishwasher and fridge/freezer. Feature Stone Fireplace, Stairs to 1st Floor.

Utility Room
Plant Room, Fitted Units, Provision for White goods.

Shower Room
Walk in Shower, WC and Basin.

First Floor:

Bedroom 2.83m x 3.59m

Bedroom 2.80m x 3.75m

Family Bathroom 1.66m x 2.04m
Bath, Basin, Bath with Shower over.



Gwag Noe is located in a rural location surrounded by agricultural land, 2 miles from Aberdaron, 19 miles from Pwllheli.

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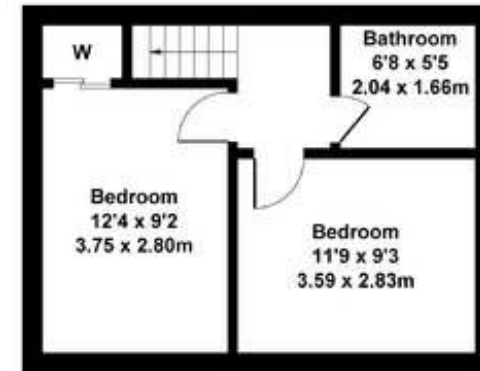
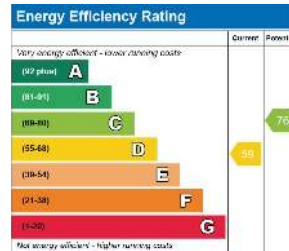
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UPVC Windows
 Private Drainage
 Mains Water
 Oil Fired Central Heating / Electric Under Floor Heating
 EPC: D
 Council Tax Band: D

Gwag Noe , Uwchmynydd LL53 8BY

Approximate Gross Internal Area
 2034 sq ft - 189 sq m



Directions

On approach to Aberdaron, in the 20 mph zone at Cwt Chwarel take the right-hand turning signposted to Uwchmynydd and Anelog. Follow the highway for 1 mile and turn right signposted Uwchmynydd in 1 mile. Follow the highway for a further 1 mile, after passing Caffi Ty Newydd Cafe, take the next left hand turning in 500 yards signposted for Gwag Noe and Gwyddel and follow the track to the property.

Method of Sale:

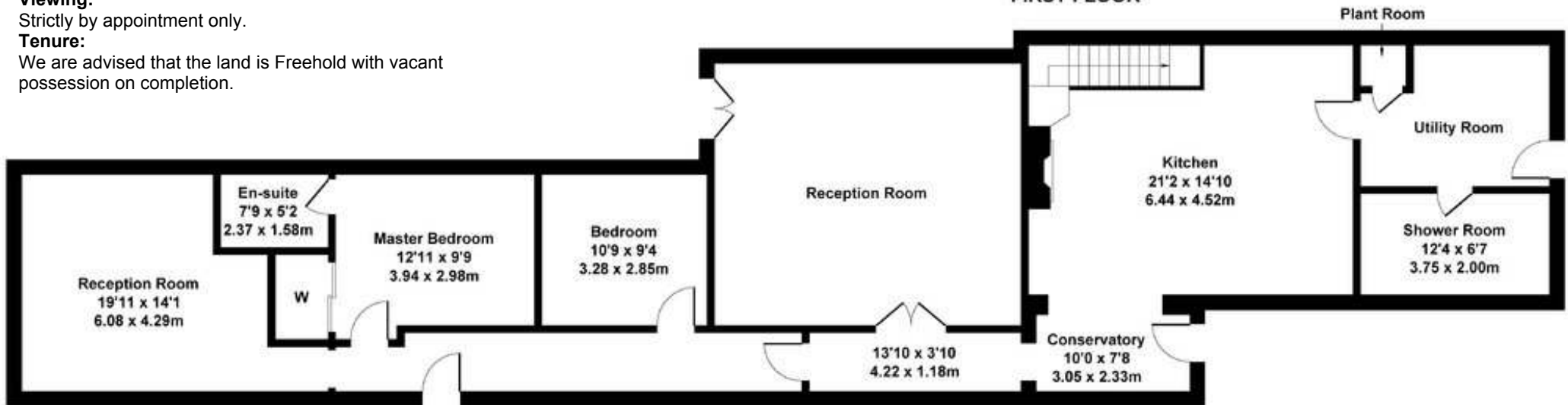
The land is offered for sale by Private Treaty.

Viewing:

Strictly by appointment only.

Tenure:

We are advised that the land is Freehold with vacant possession on completion.



Not to Scale. Produced by The Plan Portal 2024
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