

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 4 Llofft | 4 Bedroom Detached Property
Swn Y Wylan, 8 Dwyfor Estate Bwlchtocyn
Abersoch, LL53 7DF

£480,000
www.lwhproperty.com



Swn Y Wylan, Dwyfor Estate, Bwlchtocyn, Abersoch LL53 7DF

Eiddo 4 llofft mewn stad fach ym Mwlchtocyn | Spacious 4-bedroom detached property in a small cul de sac of detached properties in Bwlchtocyn.

The property has an uninterrupted aspect to the tear towards Abersoch, Cardigan Bay and beyond.

The configuration of the property is 'upside down with the bedrooms and family bathroom situated on the ground floor providing fabulous views from the living and dining room on 1st floor. The property is well-presented and is presently furnished as a holiday let.

4 bedrooms are located on the ground floor, two spacious double rooms and two smaller doubles along with a family bathroom and access to the single garage.

The first floor comprises a large L shaped living and dining area, kitchen, shower room and a sun room located above the garage with balcony.

A spacious driveway is located at the front of the property, leading to a sloping lawned garden to the rear of the property.

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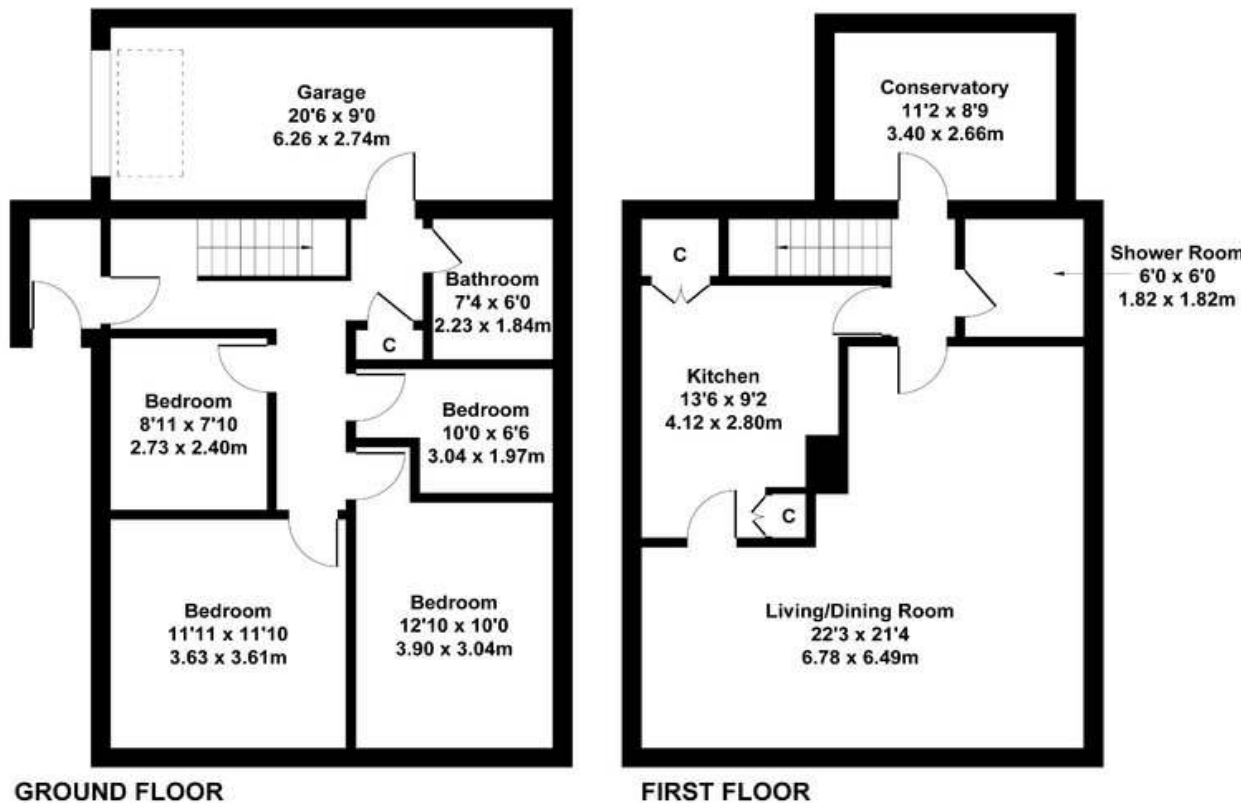
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check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents



Swn Y Wylan, 8 Dwyfor Estate, Bwlchtocyn LL53 7DF

Approximate Gross Internal Area
1582 sq ft - 147 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Swn Y Wylan is located approximately 1.5 miles from Abersoch and 7 miles from the Market Town of Pwllheli by car. Machroes Beach is a short walk from the property, the Farm Shop in Sarn Bach and Abersoch Golf Club are nearby.

The accommodation comprises of:

Ground Floor:

Entrance Porch
Hallway - 4.77m x 1.74m
Stairs to 1st floor, access to garage.
Bathroom - 1.84m x 2.23m
WC, Basin, Bath with Shower
Bedroom - 3.04m x 1.97m (max)
Bedroom - 3.04m x 3.90m
Bedroom - 3.61m x 3.63m
Bedroom - 2.40m x 2.73m
Garage - 6.26m x 2.74m

First Floor:

Living and Dining Room - 6.49m x 6.78m
Fireplace.
Kitchen - 2.80m (max) x 4.12m
Fitted Units, Electric Appliances.
Shower Room - 1.82m x 1.82m
WC, Basin and Shower.
Sun Room - 2.68m x 3.40m

UPVC Windows and Doors
Mains Water
Electric Appliances and Heating
EPC: F | Council Tax Band: F

Directions: From Abersoch, follow Ion Sarn Bach for two miles through Sarn Bach, take the left hand turning towards Bwlchtocyn and follow the single track lane to Bwlchtocyn. Dwyfor Estate is located opposite the chapel, and Swn Y Wylan is the second property on the right hand side.

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.

