

Tudor

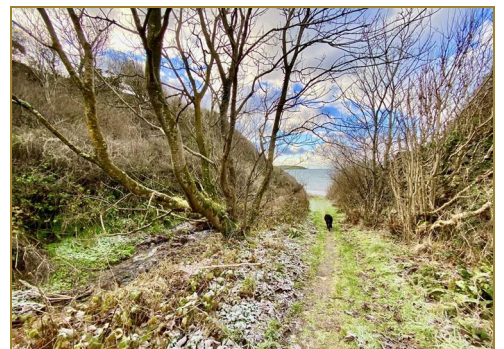
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Tal Eryr, Clynnogfawr, LL54 5PS

£500,000

- Detached Residence
- 4.16 Acres or Thereabouts
- Five Bedrooms
- Rural & Elevated Location
- Spectacular Sea & Mountain Views
- Access to Beach



Tal Eryr, Clynnogfawr, LL54 5PS

4.16 ACRES**FIVE BEDROOMS**ACCESS TO BEACH**VIEWING RECOMMENDED* Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this secluded detached residence for sale with 4.16 Acres of thereabouts (plan available on request) and spectacular panoramic sea and mountain views. The property is situated in a elevated and rural area on the north coast of the glorious Llyn Peninsula and is convenient for commuting to Caernarfon and Pwllheli.

The spacious accommodation has the benefit of double glazing and oil central heating and briefly comprises of the following: - Porch. Hall. Two bedrooms. Kitchen/diner. Bathroom and utility room. On the first floor: Three bedrooms. Shower room. Modern fitted kitchen. Shower room. Lounge - All enjoying the delightful views.

The property is approached by a right of way over the adjoining property. There is a separate private drive from the main road to Tal Eryr which is not presently used. Gardens and grounds with three caravan pitches. Footpath (public) leading down to the pebbled beach - Fantastic sunset spot.

Viewing of this property is Highly Recommended.

GROUND FLOOR

Porch 9'4 x 4'4 (2.84m x 1.32m)

Quarry tiled floor. Sliding patio door. Door to:

Inner Hall

Stairs to first floor.

Kitchen/Diner 12'11 x 23'4 (3.94m x 7.11m)

Radiator. Kitchen units incorporating single drainer stainless steel sink unit. Plumbing for dishwasher. Dual aspect with sea views.

Rear Porch

UPVC outside door.

Bathroom 9'11 x 5'5 (3.02m x 1.65m)

Pedestal washbasin. Low level w.c. Panelled bath with electric shower over. Towel heater/radiator.

Utility Area

Plumbing for washing machine. Boiler cupboard with oil fired combi boiler for central heating and hot water.

Bedroom 7'11 x 15'8 plus recess (2.41m x 4.78m plus recess)

Radiator.

Bedroom 9'2 x 15'3 (2.79m x 4.65m)

Radiator.

FIRST FLOOR

Landing

Storage cupboard.

Lounge 12'6 x 17'7 (3.81m x 5.36m)

Radiator. Dual aspect with sea views.

Shower Room 7'6 x 5'9 (2.29m x 1.75m)

White suite comprising pedestal washbasin. Low level w.c. Shower cubicle with electric shower. Towel warmer/radiator.



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Bedroom 8'1 x 12'8 (2.46m x 3.86m)

Sea views. Radiator.

Rear Bedroom 7'11 x 7'2 (2.41m x 2.18m)

Front Bedroom 12'10 x 9'2 (3.91m x 2.79m)

Radiator. Dual aspect with Sea views.

OUTSIDE

Ample parking area. Garden. Concrete shed. Oil tank. Timber frame summerhouse. Two caravans on site. There is another caravan pitch which presently has been let out and we understand the caravan could be available at a price to be agreed. Three storage containers.

SERVICES

We understand that mains water and electricity are connected to the property. Private drainage (septic tank). Oil central heating. 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



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 192 plus) A	94
(181-191) B	
(169-180) C	
(154-168) D	
(138-153) E	
(21-137) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82 plus) A	32
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

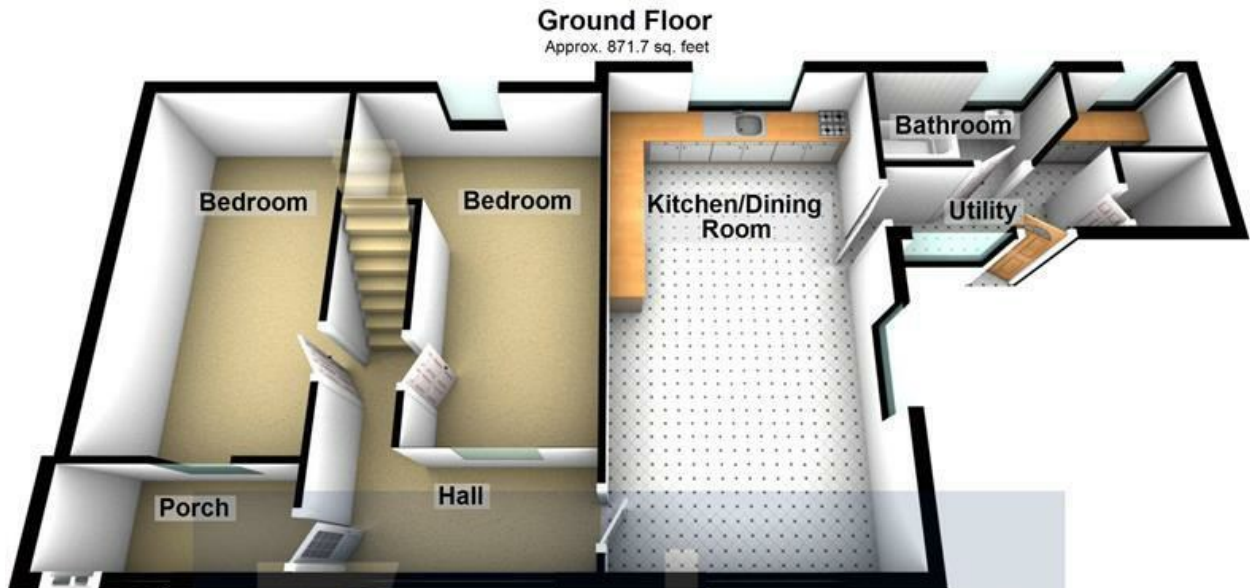
From the direction of Caernarfon on the A499, pass through Gryn Goch and then take the first next right turning. Proceed down this lane and the entrance to Tal Eryr is then the first on the right, follow the track down and bear left. O.S. REF: SH 391-479. Sat Nav Ref: LL54 5PS.



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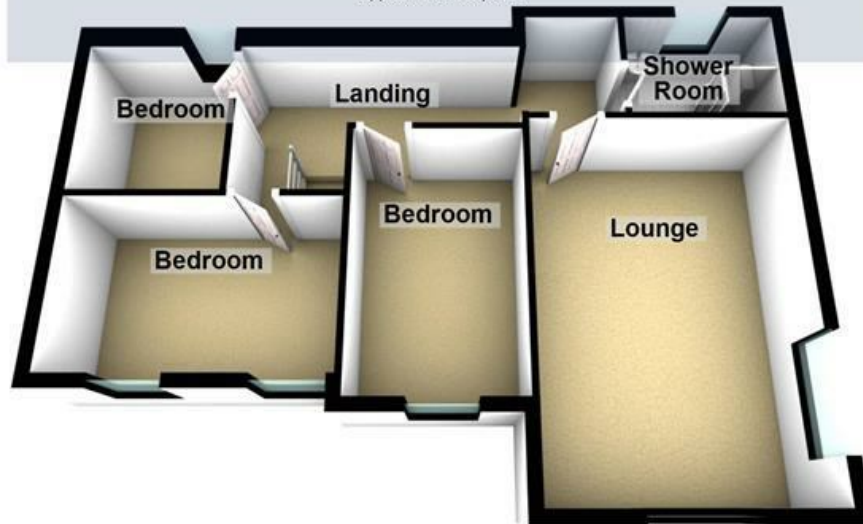


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SYRFEWYR SIARTREDIG | CHARTERED SURVEYORS

First Floor

Approx. 643.4 sq. feet



Total area: approx. 1515.1 sq. feet

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Plan produced using PlanUp.

Tal Eyr , ClynnogFawr, Caernarfon



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