

Tudor

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



Bryn Eithin, Llithfaen, LL53 6PA

£340,000

- Recently Constructed
- Elevated Position with Spectacular Views
- Garden & Parking
- Modern Detached Residence
- Four Bedrooms
- Highly Efficient Heating



Bryn Eithin, Llithfaen, LL53 6PA

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this recently constructed detached residence situated in a convenient position in this rural village which occupies an elevated site with spectacular rural views towards Cardigan Bay and the mountains of Mid Wales seen in the distance.

This property has been built with the benefit of energy saving technology with an Air Source Heat Pump and a Solar Water Heating system. The ground floor has underfloor heating throughout.

The spacious and modern accommodation briefly comprises of: - Entrance hall. Lounge. Bedroom. Bathroom. Kitchen-Diner. Utility. Study/Bedroom. Two bedrooms and shower room on the first floor.

Parking area. Easily maintained lawn and patio garden.

GROUND FLOOR

Entrance Hallway

Stairs to first floor. Storage cupboards.

Lounge 13'5 x 18'4 (4.09m x 5.59m)

Multi fuel stove. Sliding patio door to front patio with spectacular views.

Bedroom 13'4 x 14'2 (4.06m x 4.32m)

Bathroom 13'7 x 6'2 (4.14m x 1.88m)

Modern white suite comprising shower cubicle. Panelled bath. Pedestal washbasin. Tiled walls and floor. Towel warmer.

Kitchen-Diner 18'9 x 21'11 (5.72m x 6.68m)

L shaped room. Modern kitchen units with walnut worktops and breakfast bar, incorporating one and a half bowl stainless steel sink unit, integral dishwasher, fridge and freezer, oven and grill and hobs. Sliding patio doors to front patio with spectacular views. Door to study/bedroom. Door to:

Utility 9'8 x 7'8 (2.95m x 2.34m)

Unit with stainless steel sink unit. Plumbing for washing machine. Space for dryer. Storage cupboard. Outside door to side patio.

Study/Bedroom 9'8 x 13'8 (2.95m x 4.17m)

FIRST FLOOR

Landing

Storage cupboard with radiator.

Bedroom 14'10 x 14'2 (4.52m x 4.32m)

Velux and gable window. Radiator.

Shower Room 12'0 x 5'9 (3.66m x 1.75m)

Corner entry shower. Low level w.c. Pedestal washbasin. Tiled floor. Velux. Radiator.

Master Bedroom 23'7 x 14'1 (7.19m x 4.29m)

Two radiators. Built in wardrobe. Views.



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OUTSIDE

Front patio and lawn garden with spectacular views. Parking.

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 freehold with vacant possession available on completion.



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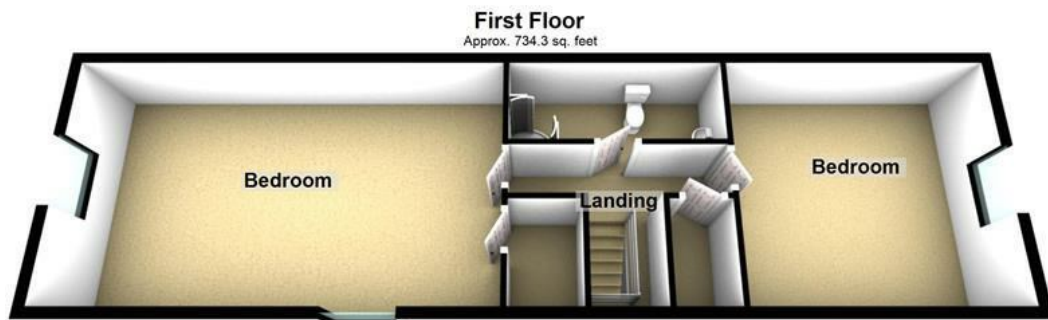
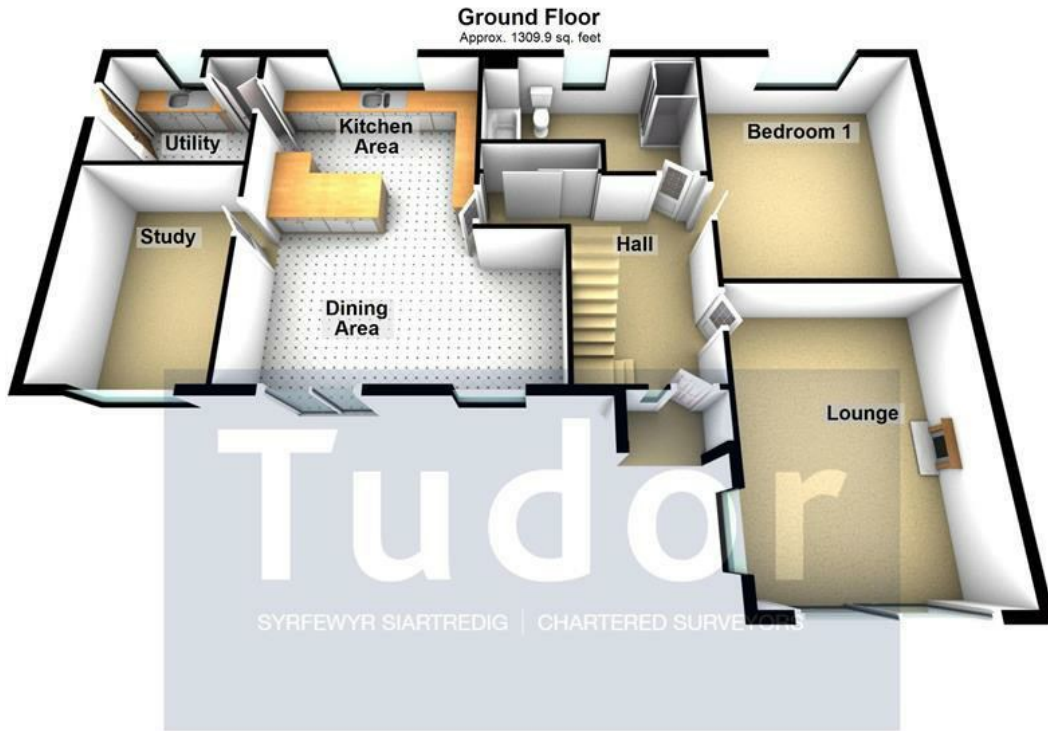
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Total area: approx. 2044.2 sq. feet

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Plan produced using PlanUp.

Bryn Eithin, Llithfaen, Pwllheli

From Pwllheli proceed North East on the A499. At Y Ffor turn left (west) onto the B4354 proceed along this road for about 3 miles and at the crossroads turn right (sign posted Llithfaen) proceed for about another 2 miles and at Llithfaen turn right at the crossroads in the centre of the village and then through the village over the bridge, take the right turning opposite the chapel and then take the left turning and Bryn Eithin is at the far end of this drive. Sat Nav Ref: LL53 6PA.

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



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