

Tudor

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Rhianfa, Dinas, LL53 8SU

£245,000

- Delightful Detached Cottage
- Rural Area
- Gardens & Parking
- Heart of the Llyn Peninsula
- Two Bedrooms
- Spectacular Countryside Views



Rhianfa, Dinas, LL53 8SU

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this delightful detached cottage, situated on the outskirts of this small rural village in the heart of the glorious Llyn Peninsula with open aspects, views over open countryside towards Garnfadryn.

This quaint cottage is conveniently located for Nefyn & Morfa Nefyn on the north coast, is about 7.5 miles from Abersoch and 9 miles to Pwllheli the market town for the area.

The comfortable accommodation has many cottage features, has the benefit of double glazing and oil central heating and briefly comprises: - Open plan lounge/diner. Kitchen. Two bedrooms and bathroom. Parking with small gardens to front and rear with delightful countryside views.

This is an excellent opportunity and an inspection is highly recommended.

GROUND FLOOR

Kitchen 8'5 x 17'5 (2.57m x 5.31m)

Cottage style kitchen with Belfast sink. Plumbing for washing machine. Radiator. Quarry tiled floor. Outside door to rear.

Lounge-Diner 19'1 x 15'7 (5.82m x 4.75m)

Attractive stone fireplace with multi fuel stove. Two radiators. Open beams. Front door. Pine boarded floor. Open tread stairs to first floor.



FIRST FLOOR

Landing

Bedroom 1 8'7 x 12'7 (2.62m x 3.84m)

Radiator. Built in wardrobe.

Bedroom 2 9'7 x 7'0 (2.92m x 2.13m)

Radiator.

Bathroom 6'2 x 8'4 (1.88m x 2.54m)

Panelled bath with shower over. Tiled floor and part tiled walls. Low level w.c. Pedestal washbasin. Cylinder cupboard.



OUTSIDE

Small gardens to front and rear all enjoying spectacular views. Garden shed. Oil fired central heating boiler and tank.



SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. 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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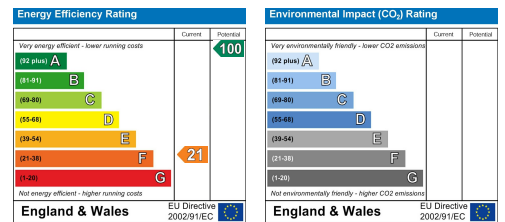


Total area: approx. 70.9 sq. metres (763.1 sq. feet)

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Rhianfa, Dinas, Pwllheli

From Pwllheli proceed north-west on the A497 in the direction of Morfa Nefyn. At the Bryncynan roundabout take the first exit, turning west and proceed along this lane. Pass through the crossroads at Glanrhyd and then on to Dinas. Proceed straight on through Dinas and Rhianfa is on the outskirts of the village on the right-hand side. Sat Nav Ref: LL53 8SU. (Please note that your sat nav reference is based on the postcode which, in a rural area, can cover a large geographic area. Please follow the directional note for the latter part of your journey).



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