

# Tudor

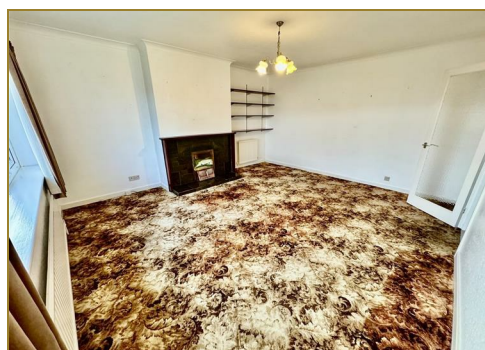
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



**Cil Cain, 17 Lon Ty'r Gof, Y Ffor, LL53 6UF**

**£280,000**

- Detached Bungalow
- Rural Village - Convenient for Pwllheli
- Oil Central Heating
- Quiet Residential Estate
- 2 Receptions & 2 Bedrooms
- Parking, Garage, Workshop & Gardens





# Cil Cain 17 Lon Ty'r Gof, Y Ffor, LL53 6UF

Tudor Estate Agents & Chartered Surveyors have been favoured with instructions to offer this detached bungalow for sale. Located on a small quiet residential estate at Y Ffor, a small rural village which is only about 2 miles from Pwllheli, the market town for the glorious Llyn Peninsula. The surprisingly spacious accommodation is ripe for refurbishment and had the benefit of oil central heating and double glazing. Briefly comprising of: Porch. Hall. Lounge. Open plan kitchen/diner. Utility. Two bedrooms. Bathroom with separate toilet. Front garden area with off-road parking. Rear garden with greenhouse. Garage and workshop.

Gwynedd Council Tax Band: D

## Porch

## Hallway

Radiator.

## Lounge 13'10 x 15'4 (4.22m x 4.67m)

Fireplace. Radiator.

## Open Plan Kitchen/Diner 20'1 x 8'5 (6.12m x 2.57m)

Kitchen units with double drainer stainless steel sink unit. Oil boiler. Radiator. Door to:

## Utility 10'9 x 4'6 (3.28m x 1.37m)

Plumbing for washing machine. Outside door to rear.

## Front Bedroom 19'5 x 11'11 (5.92m x 3.63m)

Two radiators.

## Rear Bedroom 9'5 x 11'11 (2.87m x 3.63m)

Radiator.

## Bathroom 6'4 x 8'5 (1.93m x 2.57m)

Pink suite with panelled bath with shower over. Vanity washbasin. Radiator. Airing cupboard with cylinder.

## Toilet

Low level w.c.

## OUTSIDE

Front garden area with parking. Rear garden with greenhouse.

## Garage 8'7 x 17'3 (2.62m x 5.26m)

With up and over door.

## Workshop 8'8 x 5'11 (2.64m x 1.80m)

## SERVICES

We understand that mains water, electricity, drainage and oil 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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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

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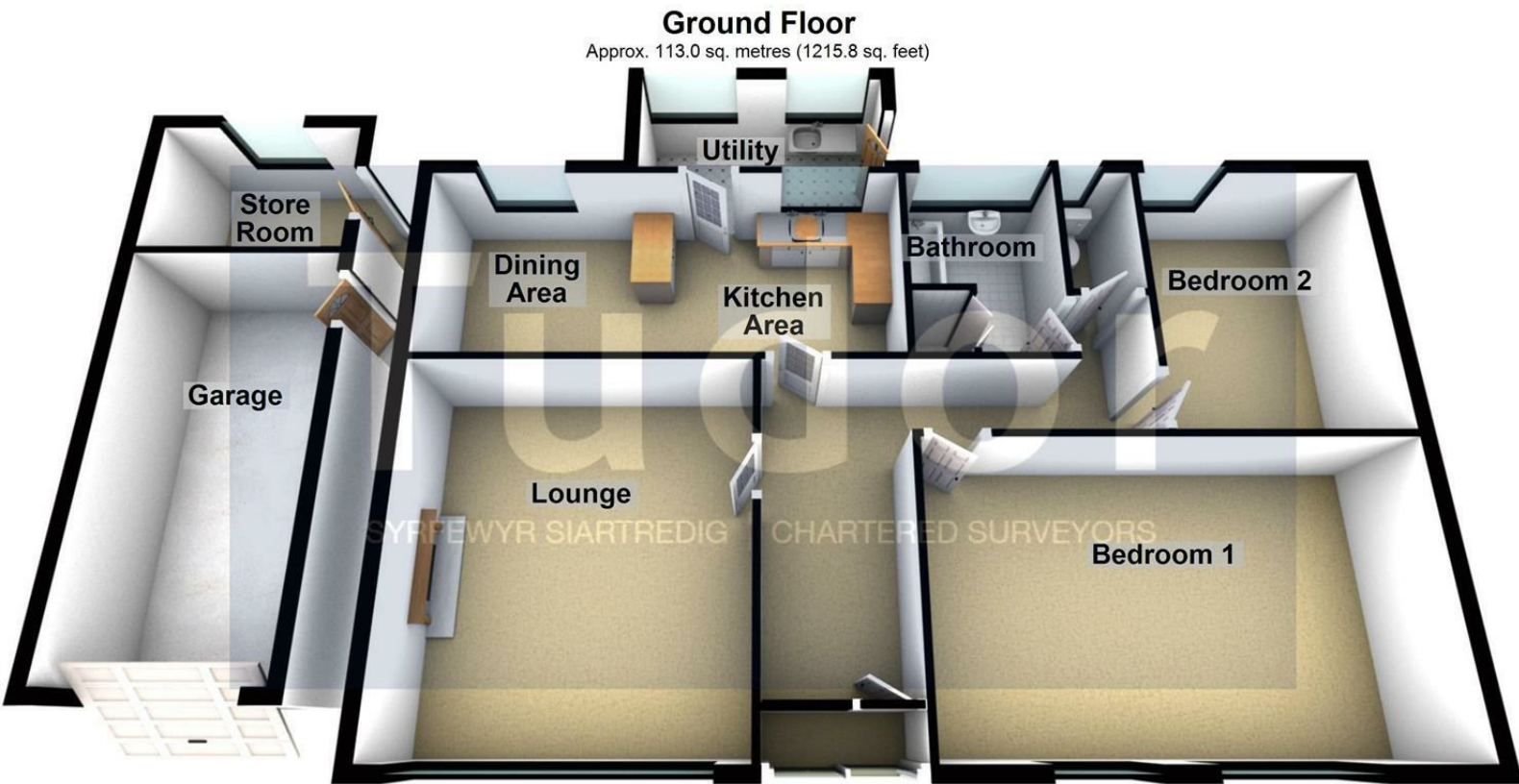


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Total area: approx. 113.0 sq. metres (1215.8 sq. feet)

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Plan produced using PlanUp.

## Cilcain, Lon Tyr Gof, Y Ffor, Pwllheli

From Pwllheli proceed North East on the A499 in the direction of Caernarfon. At Y Ffor, turn left at the crossroads (onto the B4354) and then immediately take the next right turning into Lon Ty'r Gof. Enter the estate and turn left, proceed straight on and Cil Cain is on the right. O.S. Ref SH 396-391. Sat Nav Ref LL53 6UF

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	77		48
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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