

Tudor

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



Glanrhyd , Pentreuchaf, LL53 8DX

£395,000

- Traditional Detached Farmhouse
- Rural Position with Countryside Views
- 2.87 Acres or Thereabouts
- 4/5 Bedrooms with Annex
- Garden, Land & Outbuildings
- Available Immediately



Glanrhyd , Pentreuchaf, LL53 8DX

Tudor Estate Agents & Chartered Surveyors are instructed to offer this traditional detached farmhouse for sale, situated in a delightful rural area benefitting from a plot size of approximately 2.87 acres or thereabouts.

The property is located in an rural area in a countryside location, situated in the heart of the glorious Llyn Peninsula, only a few miles from Pwllheli the market town for the area.

The accommodation briefly comprises of:- On the ground floor: Porch. Hall. Living room. Kitchen. Bedroom with en-suite. Annex comprising of Kitchen. Living room and Bedroom.

On the first floor: Bathroom. Three bedrooms and Loft Room.

Mature landscaped gardens to front and side with land in all extending to 2.87 acres or thereabouts. Ample parking.

Workshop and Stone Built Agricultural Building.

Council Tax Band E

GROUND FLOOR

Porch

Hall

Living Room 12'4 x 15'1 (3.76m x 4.60m)

Kitchen 9'9 x 13'3 (2.97m x 4.04m)

Bedroom 7'1 x 10'0 (2.16m x 3.05m)

En-Suite Shower Room

Inner Hall to Annex

Kitchen 14'5 x 7'0 (4.39m x 2.13m)

Living Room 12'1 x 14'7 (3.68m x 4.45m)

Bedroom 11'11 x 9'9

FIRST FLOOR

Landing

Bathroom 6'10 x 5'6 (2.08m x 1.68m)

Rear Bedroom 11'6 x 6'7 (3.51m x 2.01m)

Door to:

Loft Room 8'11 x 25'9 (2.72m x 7.85m)

Front Bedroom (east) 10'7 x 8'4 (3.23m x 2.54m)

Front Bedroom (west) 10'4 x 9'6 (3.15m x 2.90m)

OUTSIDE

Outbuilding/Workshop 24'1 x 13'2 (7.34m x 4.01m)

Barn 20'0 x 18'9 (6.10m x 5.72m)



Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Glanrhyd , Pentreuchaf, LL53 8DX

SERVICES

We understand that mains water, electricity, and oil 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.

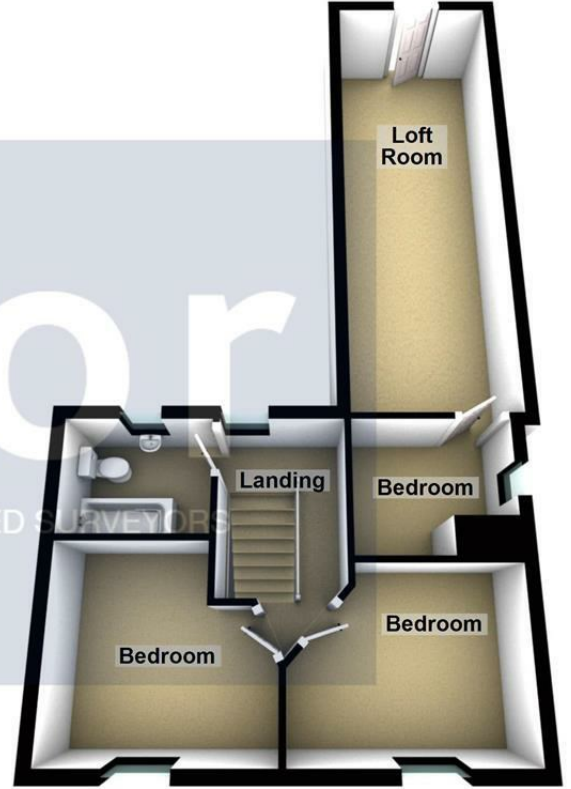


Glanrhyd , Pentreuchaf, LL53 8DX

Ground Floor
Approx. 81.7 sq. metres (879.9 sq. feet)



First Floor
Approx. 51.0 sq. metres (548.5 sq. feet)



Total area: approx. 132.7 sq. metres (1428.4 sq. feet)

Copyright Tudor Chartered Surveyors & Estate Agents. For room identification only.
Plan produced using PlanUp.

Glanrhyd, Pentreuchaf, Pwllheli

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Worst	Current	Worst
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



Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk