

# Tudor

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



## Berth, Rhoshirwaun, LL53 8LB

**£315,000**

- Detached Bungalow
- Close to Aberdaron
- Large Gardens, Garage & Parking
- Delightful Rural Area with Views
- Three Bedrooms
- Inspection Recommended





# Berth, Rhoshirwaun, LL53 8LB

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this detached bungalow for sale located in this delightful rural area on the north coast, only about 3 miles from Aberdaron, the picturesque seaside village on the western extremity of the Llyn Peninsula and is also close to Porth Oer (Whistling Sands).

The bungalow has the benefit of double glazing and oil central heating and briefly comprises of the following accommodation: - Porch. Hall. Living room. Kitchen/diner. Utility. Wet room. Three bedrooms.

Drive and ample parking. Gardens and grounds. Garage and Garden shed.

All enjoying spectacular countryside views and the sea in the distance.

We understand that Ultrafast full fibre broadband is available in this locality.

## Entrance Porch

UPVC double glazed front door. Door to:

## Hall

Radiators. Storage cupboard.

## Lounge 13'8 x 14'4 (4.17m x 4.37m)

Radiator. Brick surround fireplace.

## Kitchen/Diner 19'7 x 9'0 (5.97m x 2.74m)

Kitchen units incorporating single drainer stainless steel sink unit. Space for cooker and fridge. Radiator. Door to:

## Rear Hall

Outside door.

## Utility Room 8'2 x 12'2 (2.49m x 3.71m)

Sink unit. Plumbing for washing machine. Oil boiler for central heating and hot water.

## Inner Hall

Cupboard.

## Front Bedroom 8'8 x 7'11 (2.64m x 2.41m)

Built in wardrobe. Radiator.

## Front Bedroom 10'7 x 11'6 (3.23m x 3.51m)

Built in wardrobe. Radiator.

## Rear Bedroom 10'8 x 10'2 (3.25m x 3.10m)

Built in wardrobe. Radiator.

## Wet Room

Shower. Washbasin. Low level w.c. Towel radiator.

## OUTSIDE

Drive and parking. Large front lawn garden enjoying views over open countryside. Rear garden with views towards the sea. Garden shed. Garage. Oil 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. We understand that Ultrafast full fibre broadband is available in this locality.

## 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

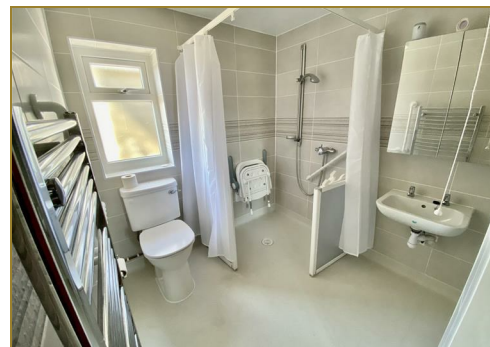
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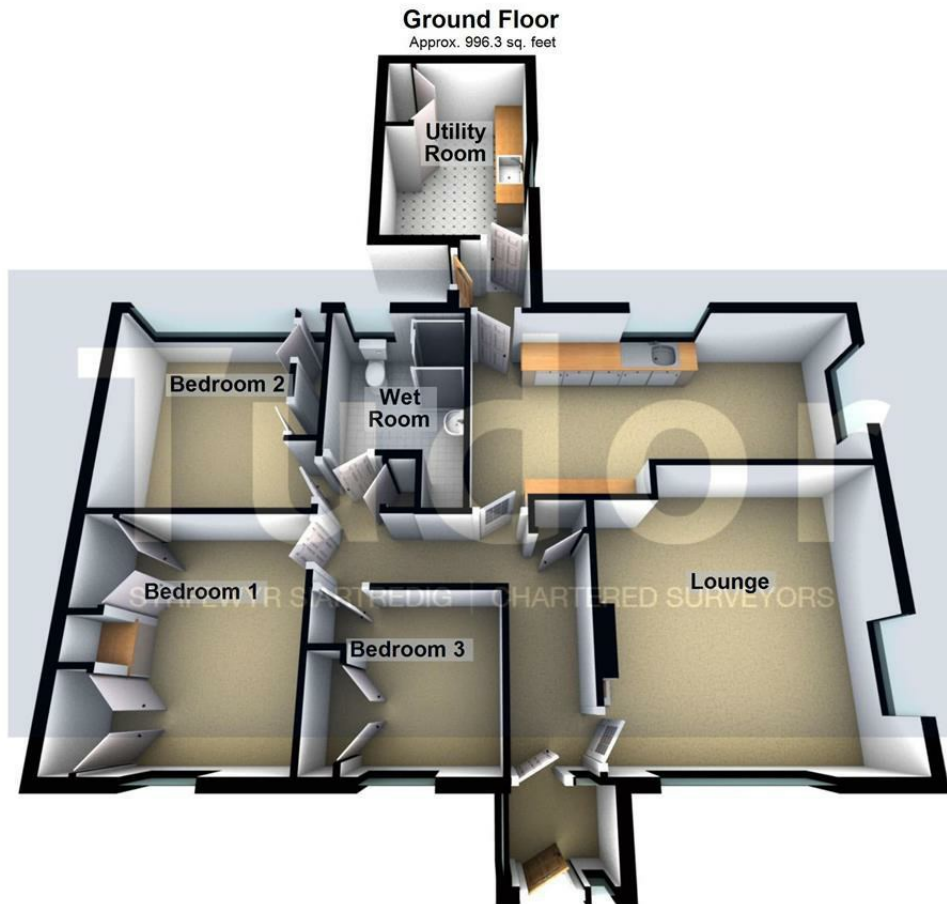
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Total area: approx. 996.3 sq. feet  
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Plan produced using PlanUp.

## Berth, Rhoshiraun, Pwllheli

From Pwllheli proceed west on the A499, keeping left at the roundabout after Pulrose Garage. At Llanbedrog, turn right onto the B4413, pass through Mynytho, Botwnnog, Sarn Mellteyrn and then through Pen Y Groeslon passing the agricultural depot. Enter Rhoshirwaun and after the chapel on the left take the next right turning (signposted Village Hall). Proceed on this lane, passing a T junction on the left and Berth is the first bungalow on the left. Please follow the directional note for this rural area.

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	
	55		71
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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