

Tudor

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Bwlchgwynt Mawr, Pistyll, LL53 6LP

Guide price £470,000

- Detached Residence
- Spectacular Country & Sea Views
- Gardens, Parking, Barn & Garage
- Elevated & Rural Location
- 3 Bedrooms & 4 Receptions
- In all extending 2.15 Acres or thereabouts



Bwlchgwynt Mawr, Pistyll, LL53 6LP

Tudor Chartered Surveyors are favoured with instructions to offer this delightful rural detached residence for sale, in all extending to approx. 2.15 Acres and enjoys truly spectacular countryside and sea views. Bwlchgwynt Mawr occupies an elevated position on the north coast of the glorious Llyn Peninsula. Pwllheli the market town for the area is only about 8 miles.

The comfortable and spacious accommodation has the benefit of double glazing and oil central heating and briefly comprises: - Porch. Hall. Sitting room. Lounge. Shower room. Dining room. Rear porch. Kitchen. Snug room/potential forth bedroom. On the first floor: Three bedrooms and bathroom – All enjoying spectacular views. Gardens. Ample parking. Barn/workshop. Garage. Log store. Old pig hut. Three fields – In all extending to 2.15 acres or thereabouts.

Gwynedd Council Tax Band : E

GROUND FLOOR

Porch

Hall

Stairs to first floor.

Sitting Room 9'6 x 11'0 (2.90m x 3.35m)

Radiator.

Lounge 10'7 x 16'4 (3.23m x 4.98m)

Attractive stone surround fireplace with multi fuel stove. Radiator. Door to:

Inner Hall

Under stairs cupboard.

Shower Room 9'5 x 4'9 (2.87m x 1.45m)

Shower cubicle. Low level w.c. Washbasin. Radiator. Tiled floor.

Dining Room 13'0 x 9'0 (3.96m x 2.74m)

Oil fired Rayburn. Oil combi boiler. Radiator. Stable style door to kitchen.

Rear Porch 7'8 x 8'11 (2.34m x 2.72m)

UPVC double glazed windows and outside door.

Kitchen 14'3 x 10'4 (4.34m x 3.15m)

Cottage style kitchen units. Belfast sink. Quarry tiled floor. Range oven (bottled gas). Plumbing for washing machine. Door to:

Snug Room/Bedroom 4 14'5 x 11'10 (4.39m x 3.61m)

French door to garden. Radiator.

FIRST FLOOR

Landing

Radiator.

Bedroom (Rear) 7'10 x 9'7 (2.39m x 2.92m)

Bathroom 8'2 x 4'11 (2.49m x 1.50m)

White suite comprising low level w.c. Panelled bath with shower over. Vanity washbasin.



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Bwlchgwynt Mawr, Pistyll, LL53 6LP

Bedroom (Front) 8'4 x 11'1 (2.54m x 3.38m)

Radiator.

Bedroom (Front) 9'7 x 8'3 (2.92m x 2.51m)

OUTSIDE

Overall plot size 2.15 acres or thereabouts, including: Three fields. Garden and patio area. Parking. Timber frame garage. Log store. Corrugated old pig hut.

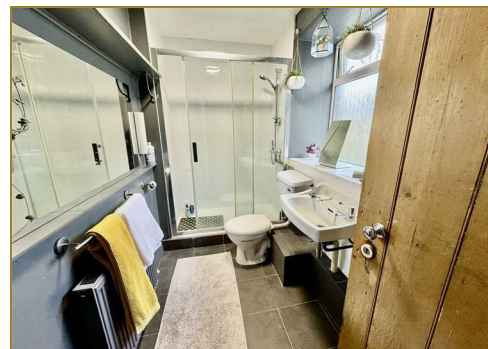
Barn/Workshop 24'7 x 14'4 (7.49m x 4.37m)

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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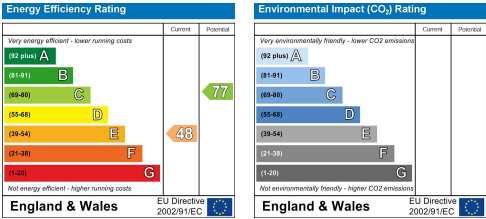
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Total area: approx. 162.7 sq. metres (1750.8 sq. feet)
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