

Tudor

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



Coed Anna, Nanhoron, LL53 8PR

Price guide £449,000

- Cartref ar wahân hyfryd
- Lle parcio, patio a gerddi, garej a gweithdy
- Ardal wledig yng nghanol Mhen Llyn
- Parking, Gardens, Garage & Store
- 3 llofft, 2 ymolchfa, 2 lolfa a ystafell fwyta
- Golygfeydd Bendigedig/Spectacular Views
- 3 Bedrooms, 2 Bathrooms, 3 Receptions
- Delightful Detached Rural Residence



Coed Anna, Nanhoron, LL53 8PR

Mae plaser gan Gwerthwyr Eiddo Tudor ag Syrfewyr Siartredig gynnig y cartref ar wahân hyfryd yma ar werth wedi'i leoli mewn ardal wledig yng nghanol Mhen Llyn sydd yn mwynhau golygfeydd bendedig dros y cefn gwlad hyd at Borth Neigwl yn y pellter. Mae'r eiddo o fewn pellter teithio hawdd i Abersoch ac mae Pwllheli, y dref farchnad leol rhyw 7 milltir o bellter i ffwrdd.

Mae Coed Anna gyda llawer i'w gynnig gyda llety cyfforddus gyda digon o le. Mantais o ffenestri gwydr dwbl trwy gydol a gwres canolog nwy (LPG) wedi'i uwchraddio'n ddiweddar. Yn gryno, mae'n cynnwys y canlynol: -

Cyntedd-iwtiliti. Cegin. Cyntedd. Lolfa. Cegin. Ystafell fyw. Cyntedd blaen. Ystafell fwyta. Ystafell wlyb. Tair ystafell wely. Ystafell ymolchi. Garej. Storfa. Gerddi i'r tu blaen a chefn. Man parcio.

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this delightful rural detached residence for sale with spectacular countryside and sea view towards Hells Mouth. Located in the heart of the glorious Llyn Peninsula and is within easy traveling distance to Abersoch and about 7 miles to Pwllheli the market town for the area.

Coed Anna offers spacious but comfortable accommodation. Has the benefit of double glazing throughout and recently upgraded gas (lpg) central heating. Briefly comprises of the following: -

Porch-utility. Kitchen. Hall. Lounge. Sitting room. Front porch. Dining room. Wet room. Three bedrooms and bathroom. Garage. Stone built store. Ample parking. Delightful gardens surrounding the property.

Treth Cyngor | Gwynedd Council Tax Band: E

LLAWR GWAELOD / GROUND FLOOR

Cyntedd-iwtiliti/Porch-Utility

Uned gyda lle ar gyfer oergell a rhewgell. Plymio ar gyfer peiriant golchi. Llawr teils. Golau Velux. Drws i:
Units with space for fridge and freezer. Plumbing for washing machine. Tiled floor. Velux roof light. Door to:

Cegin/Kitchen 12'11 x 8'10 (3.94m x 2.69m)

Cegin modern gyda gwenithfaen. Poptya a hob ymsefydlu. Llawr teils. Drws i:
Modern fitted kitchen incorporating undermount kitchen sink in granite worktops. Built-in oven and induction hob. Tiled floor. Door to:

Cyntedd/Hall

Rheiddiadur. Grisïau i'r llawr cyntaf. Cwpwrdd grisïau. Drws i cyntedd blaen. Llawr teils.
Radiator. Stairs to first floor. Under stairs cupboard. Door to front porch. Tiled floor.

Lolfa/Lounge 13'0 x 13'0 (3.96m x 3.96m)

Ffenestr bae. Llogswr coed ar aelwyd llechi. Rheiddiadur.
Bay window. Log burner on slate hearth. Radiator.

Ystafell fyw/Sitting Room 13'0 x 12'7 (3.96m x 3.84m)

Rheiddiadur. Lle tân trydan. Drws patio.
Radiator. Wall mounted electric fire. Patio door to garden.

Cyntedd blaen/Front Porch

Ffenestri UPVC a drws allan.
UPVC windows and outside door.

Ystafell fwyta/Dining Room 12'3 x 9'4 (3.73m x 2.84m)

Rheiddiadur. Radiator.



Tudor

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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Coed Anna, Nanhoron, LL53 8PR

Ystafell wlyb/Wet Room 5'9 x 6'0 (1.75m x 1.83m)

Cawod drydan. Llawr a waliau teils. Basn ymolchi. Toiled. Rheiddiadur tywel.
Electric shower. Tiled floor and walls. Vanity washbasin. Low level w.c. Towel radiator.



LLAWR CYNTAF/FIRST FLOOR

Pen grisiau/Landing

Ffenestr Dormer. Cwpwrdd stor.
Dormer window. Storage in eaves.

Llofft 1/Front Bedroom 15'8 x 9'10 (4.78m x 3.00m)

Radiator. Fitted wardrobes. Dormer window.
Rheiddiadur. Cypyrddau dillad wedi'u gosod. Ffenestr Dormer.



Lloft 2 Gefn/Rear Bedroom 13'0 x 8'2 (3.96m x 2.49m)

Rheiddiadur. Cwpwrdd dillad gyda boeler combi.
Radiator. Built in wardrobe with combi boiler.

Ystafell ymolchi/Bathroom 9'9 x 5'3 (2.97m x 1.60m)

Baddom. Basn ymolchi. Toiled. Rheiddiadur.
White suite panelled bath. Pedestal washbasin. Low level w.c. Radiator.



Llofft 3/Bedroom 12'3 x 11'7 (3.73m x 3.53m)

Rheiddiadur. Ffenestr talcen a dormer gyda golygfeydd.
Radiator. Gable and dormer window with views.

TU ALLAN/OUTSIDE

Gerddi hyfryd gydag patio. Dau pwll pysgod bach. Parcio.
Delightful landscaped gardens with patio area. Two small garden ponds. Drive and ample parking.

Garej/Garage 13'5 x 15'8 (4.09m x 4.78m)

Storfa Cerrig/Stone Built Store 10'7 x 7'11 (3.23m x 2.41m)

GWASANAETHAU/SERVICES

Rydym yn deall bod y prif gyflenwad dwr a thrydan wedi'u cysylltu â'r eiddo.
Draenio preifat. Tanc LPG. Dylai darpar brynwyr wneud eu hymholiadau eu hunain ynghylch addasrwydd a digonolrwydd y gwasanaethau hyn.
We understand that mains water and electricity are connected to the property.
Private drainage. LPG gas tank. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.



PERCHNOGAETH/TENURE

Rydym yn deall bod yr eiddo yn rhydd-ddaliad gyda meddiant gwag ar gael ar ôl ei gwblhau.
We understand that the property is freehold with vacant possession available on completion.



Tudor

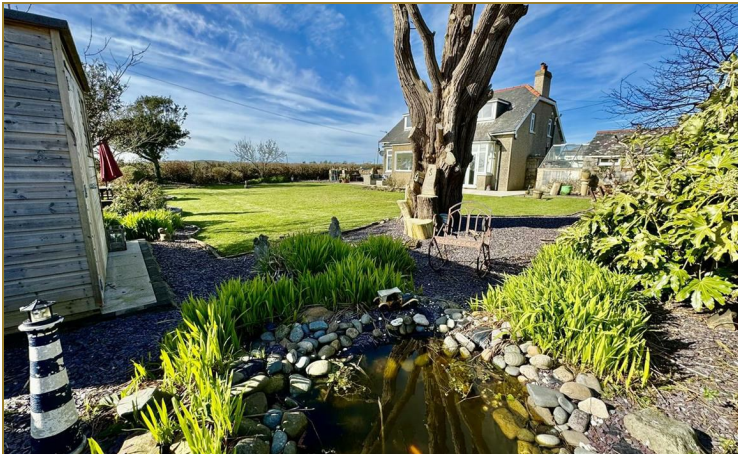
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Coed Anna, Nanhoron, LL53 8PR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
	EU Directive 2002/91/EC		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