

Tudor

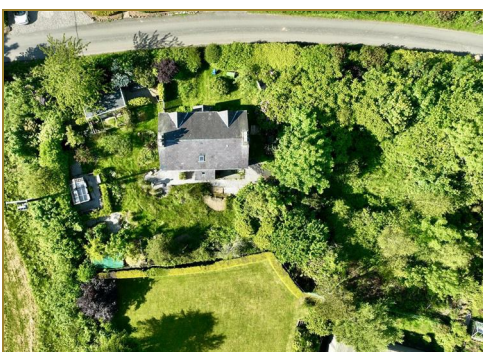
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chartered surveyors | estate agents | property managers



Pen Boncyn , Boduan, LL53 6DR

£299,950

- Detached Residence
- Close to Nefyn & Pwllheli
- Great Potential with Large Gardens
- Rural Area
- 2 Receptions & 3 Bedrooms
- Inspection Recommended



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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this detached rural residence for sale, located in the heart of the glorious Llyn Peninsula and is convenient for Pwllheli, the market town for the area which boasts excellent amenities including leisure centre, golf course and marina.

The property is also convenient for Nefyn & Morfa Nefyn with a great choice of amenities including the championship golf course and beach.

Pen Boncyn is ripe for refurbishment, offering great potential and briefly comprises of the following: Porch. Hall. Sitting room. Lounge. Pantry. Kitchen. Rear Porch. Bathroom and three bedrooms.

The property benefits of large gardens and grounds with woodland area. Three garden sheds. There is presently parking for two cars at the side of the property.

Inspection Highly Recommended.

GROUND FLOOR

Front Porch

Hall

Stairs to first floor.

Sitting Room 10'11 x 9'9 (3.33m x 2.97m)

Fireplace.

Lounge 11'8 x 12'5 (3.56m x 3.78m)

Cupboards in alcove. Stone surround fireplace with slate hearth (not in use).

Rear Hall

Under stairs cupboard.

Pantry 8'4 x 3'5 (2.54m x 1.04m)

Kitchen 9'6 x 6'0 (2.90m x 1.83m)

Rear Porch

FIRST FLOOR

Landing

Bathroom 10'11 x 7'1 (3.33m x 2.16m)

Panelled bath with shower attachment. Pedestal washbasin. Low level w.c. Cylinder cupboard.

Rear Bedroom 9'7 x 6'11 (2.92m x 2.11m)

Front Bedroom 8'10 x 9'0 (2.69m x 2.74m)

Front Bedroom 10'11 x 8'11 (3.33m x 2.72m)

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.



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TENURE

We understand that the property is freehold with vacant possession available on completion.

GWYNEDD COUNCIL TAX

Band D



Tudor

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Total area: approx. 81.6 sq. metres (878.0 sq. feet)

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Plan produced using PlanUp.

Pen Boncyn, Boduan, Pwllheli

From Pwllheli proceed northwest on the A497 pass through Efailnewydd and then pass the church and RAC kiosk in Boduan and then take the next left turning. Pen Boncyn is then on the left. OS Reference: - SH 320-381. Satellite Navigation Reference: - LL53 6DR. (Please note that your sat nav reference is based on the postcode which, in a rural area, can cover a large geographic area. Please follow the directional note for the latter part of your journey).

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			96	(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		20		(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	



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