

Tudor

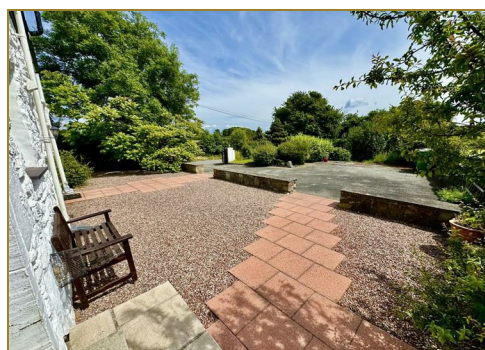
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chartered surveyors | estate agents | property managers



Tan Y Fron, Pentreuchaf, LL53 8EQ

£400,000

- Detached Quaint Residence
- 5 Miles from Pwllheli
- Spacious Accommodation - 3/4 Bedrooms
- Rural Area with Countryside Views
- Traditional Cottage Features
- Drive, Parking & Gardens



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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this delightful detached cottage for sale, situated in a rural area on the outskirts of Pentreuchaf, a small rural village which is only five miles from Pwllheli.

Tan y Fron enjoys countryside views.

Pwllheli boasts excellent amenities including leisure centre, golf course and marina.

The spacious accommodation has the benefit of traditional cottage features and briefly comprises the following:- Hall. Open plan kitchen/diner with stairs up to principal bedroom with shower room and dressing room. Inner hall. Utility. Lounge. Dining room. First floor: Bathroom and two additional bedrooms (could be split into two for third bedroom).

Drive and ample parking. Gardens and patio areas. Garden shed.

The property must be viewed to be fully appreciated.

GROUND FLOOR

Entrance Hall

Slate tiled floor.

Open Plan Kitchen/Diner 16'2 x 18'10 (4.93m x 5.74m)

L shaped room. Tiled floor. Kitchen units incorporating twin bowl stainless steel sink unit with mixer tap. AGA range cooker (gas) for cooking. Open beams. Stairs to first floor. Under stairs pantry cupboard. Door to:

Lean To Porch

With outside door to paved patio.

Inner Hall

Stairs to first floor.

Rear Porch/Utility 8'7 x 5'11 (2.62m x 1.80m)

Gas boiler for central heating and hot water. Plumbing for washing machine. Outside door to rear.

Lounge 17'5 x 18'11 (5.31m x 5.77m)

L shaped room maximum measurements. Slate tiled floor. Attractive exposed stone surround fireplace with multi fuel stove. Outside door to front. Open beams. Two radiators. Arch opening to:

Dining Room 8'6 x 9'0 (2.59m x 2.74m)

Radiator.

FIRST FLOOR

Landing

Radiator.

Bedroom 1 (could be two rooms)

Area 1 8'9 x 8'6 (2.67m x 2.59m)

Area 2 6'6 x 10'3 (1.98m x 3.12m)

Radiator.



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Bathroom 6'9 x 6'3 (2.06m x 1.91m)

White suite comprising panelled bath with shower over. Pedestal washbasin. Low level w.c. Tiled floor and walls. Towel radiator.

Bedroom 2 9'3 x 16'1 (2.82m x 4.90m)

Maximum measurements L shaped room. Radiator.

FIRST FLOOR (Over Kitchen)

Landing

Storage cupboard.

Bedroom 3 9'2 x 13'10 (2.79m x 4.22m)

Eaves storage cupboards. Velux.

Shower Room 7'7 x 7'7 (2.31m x 2.31m)

Large shower cubicle. Pedestal washbasin. Low level w.c. Tiled walls. Velux.

Dressing Room 8'3 x 7'11 (2.51m x 2.41m)

SERVICES

We understand that mains water and electricity are connected to the property. LPG Gas. 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.

GWYNEDD COUNCIL TAX

Band F



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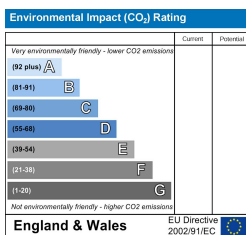
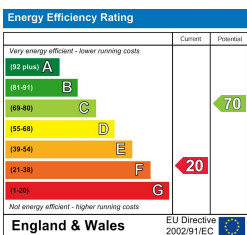
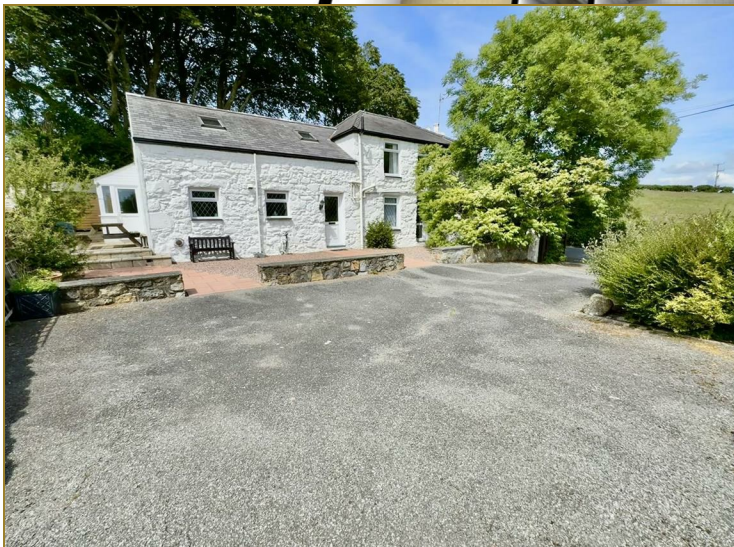
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