

# Tudor

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



## 1 Pen Y Graig, Tudweiliog, LL53 8NF

**£315,000**

- Semi-Detached Residence
- North Coast of Llyn Peninsula
- Large Gardens & Ample Parking
- Outskirts of Rural Village
- Two Bedrooms
- Inspection Highly Recommended





# 1 Pen Y Graig, Tudweiliog, LL53 8NF

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this delightful semi-detached residence for sale, situated on the outskirts of Tudweiliog, a small rural village on the north coast of the glorious Llyn Peninsula. Tudweiliog is only about four miles from the championship golf course at Morfa Nefyn and about eleven miles from Pwllheli the market town for the area.

The surprisingly spacious accommodation has the benefit of double glazing and LPG central heating, and briefly comprises of the following: - Hall. Utility. Downstairs toilet. Lounge. Kitchen-Diner. Landing with sitting area. Two Bedrooms. Shower room.

The property benefits of an exceptionally large gardens with potential. Ample parking. Patio area. Storage shed.

Viewing is highly recommended to appreciate the location and grounds

## GROUND FLOOR

### Hall

Stairs to first floor. Radiator. Door to:

### Inner Hall/Utility

Worktop. Space for dryer. Plumbing for washing machine. Outside door to rear. Storage cupboards.

### Downstairs Toilet

Low level w.c. Washbasin.

### Lounge 16'1 x 13'6 (4.90m x 4.11m)

Fireplace with gas stove on slate hearth. Two radiator.

### Kitchen-Diner 16'11 x 9'10 (5.16m x 3.00m)

Fitted kitchen units with single drainer sink unit. Space for oven with hood over. Radiator. Worcester boiler (LPG).

## FIRST FLOOR

### Landing

Radiator. Sitting area.

### Study 5'9 x 10'5 (1.75m x 3.18m)

L shaped room. Radiator. Storage cupboard.

### Bedroom 1 16'1 x 10'1 (4.90m x 3.07m)

Radiator. Fitted wardrobes.

### Bedroom 2 8'7 x 13'4 (2.62m x 4.06m)

Radiator. Fitted wardrobes.

### Shower Room 6'11 x 9'9 (2.11m x 2.97m)

Shower cubicle. Low level w.c. Pedestal washbasin. Radiator. Cylinder cupboard.

## SERVICES

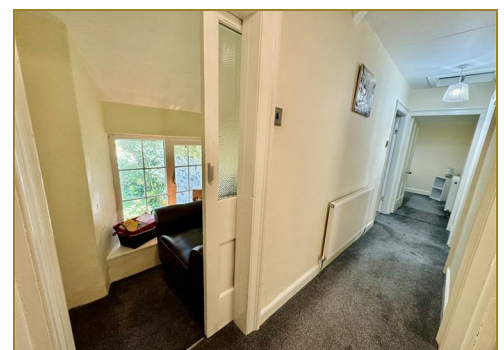
We understand that mains water, electricity and drainage are connected to the property. LPG Tank for central heating. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

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

## GWYNEDD COUNCIL TAX

Band C



# Tudor

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

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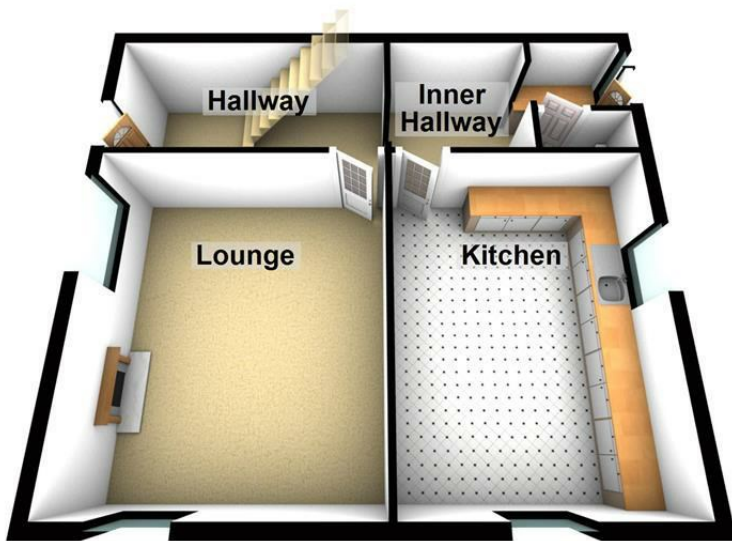
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# 1 Pen Y Graig , Tudweiliog, LL53 8NF

**Ground Floor**  
Approx. 595.8 sq. feet



**First Floor**  
Approx. 548.7 sq. feet



Total area: approx. 1144.5 sq. feet

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Plan produced using PlanUp.

## 1 Pen Y Graig, Tudweiliog, Pwllheli

From Pwllheli proceed north west on the A497 passing through Efailnewydd. At the Bryn Cynan roundabout proceed straight on (B4412) pass through Morfa Nefyn, turning left at the crossroads in the centre of the village. Then proceed through Edern and onwards to Tudweiliog. Enter the village, pass the Post Office and Lion Inn then pass the Chapel and over the bridge. Enter Bro Dwylan Estate and the access to 1 Pen Y Graig is the right hand side. Sat Nav Ref: LL53 8NF. (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		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) A		(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		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 86  
Environmental Impact (CO<sub>2</sub>) Rating: 29



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