

# Tudor

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



**1 Tyn Llan, Bryncroes, LL53 8EB**

**£275,000**

- Semi-Detached Cottage
- 2 Receptions & 3 Bedrooms
- Inspection Recommended
- Modernised & Improved
- Parking, Gardens & Summerhouse
- Rural Location - Heart of the Llyn Peninsula



# 1 Tyn Llan, Bryncroes, LL53 8EB

\*Presently Used for Holiday Lets\* Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this delightful semi-detached cottage for sale, located in a rural area and enjoys spectacular rural views.

Bryncroes is a hamlet located in the heart of the glorious Llyn Peninsula and is only about five miles from the picturesque seaside village of Aberdaron on the western extremity of the Peninsula. The property is less than a 10 minute drive to a beautiful sandy beach.

1 Tyn Llan is a charming cottage which has been modernised and improved with many original traditional features been retained. The comfortable accommodation has the benefit of oil central heating and briefly comprises: - Hall. Lounge. Conservatory. Cottage style Kitchen-Diner. Rear porch. Shower room. On the first floor: Bathroom and Three bedrooms.

Drive and ample parking. Large front and rear lawn garden. Deck with hot tub. Summerhouse & Workshop (currently not in use, repairs required).

Inspection highly recommended.

## GROUND FLOOR

### Hall

Stairs to first floor. Tile wood effect floor. Door to rear garden.

### Lounge 10'2 x 19'10 (3.10m x 6.05m)

Timber floor. Radiator. Feature fireplace (presently not in use). Patio door to:

### Conservatory 9'1 x 10'9 (2.77m x 3.28m)

Tile floor. Patio door to rear garden.



### Kitchen-Diner 10'1 x 15'1 (3.07m x 4.60m)

Attractive cottage style kitchen. Double Belfast sink. Tiled floor. Space for fridge. Feature fireplace used as space for cooker. Steps up to:

### Rear Porch

Outside door. Storage cupboard with oil boiler for central heating and hot water. Plumbing for washing machine. Door to:

### Shower Room

Vanity washbasin. Low level w.c. Walk-in shower. Towel radiator. Tiled floor and walls.



## FIRST FLOOR

### Landing

Storage cupboard.



### Bathroom 10'8 x 5'4 (3.25m x 1.63m)

White suite comprising low level w.c. Pedestal washbasin. Panelled bath with shower over. Timber floor. Storage cupboard.

### Rear Bedroom 10'10 x 7'6 (3.30m x 2.29m)

Radiator.



### Front Bedroom 10'9 x 8'10 (3.28m x 2.69m)

Radiator.

### Front Bedroom 9'8 x 9'10 (2.95m x 3.00m)

Radiator.

## SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. Oil 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.



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

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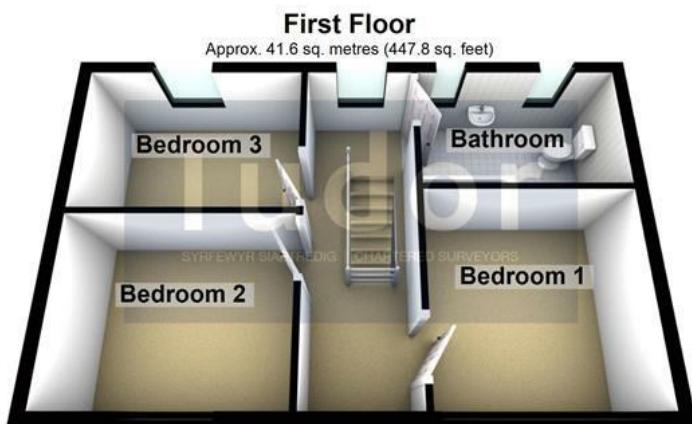
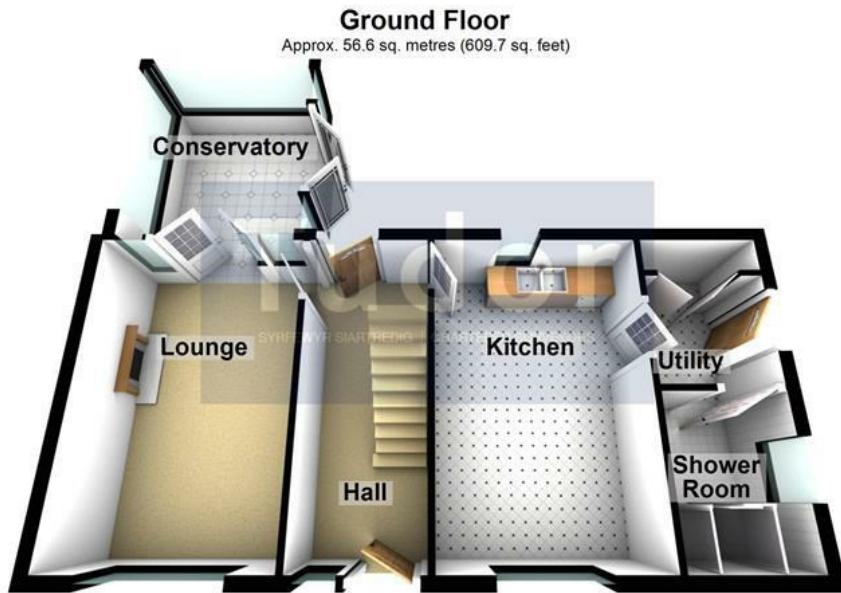
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Total area: approx. 98.2 sq. metres (1057.4 sq. feet)

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Plan produced using PlanUp.

From Pwllheli proceed west on the A499 at Llanbedrog turn right onto the B4413 and pass through Llanbedrog. Proceed through Mynytho and Botwnnog then onwards through Sarn Mellteyrn in the direction of Aberdaron, passing the left turning signposted to Bryncroes and then take the next left turning, proceed along this lane and 1 Tyn Llan is on the right. Satellite Navigation Reference: - LL53 8EB. (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			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(A1 plus) A	B				
(B2 plus) B	C				
(C2-B1) C	D				
(D1-B1) D	E				
(E1-B1) E	F				
(F1-B1) F	G				
Not energy efficient - higher running costs					
(G1-B1) G					
England & Wales		EU Directive 2002/91/EC		England & Wales	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions					
(A1 plus) A	B				
(B2 plus) B	C				
(C2-B1) C	D				
(D1-B1) D	E				
(E1-B1) E	F				
(F1-B1) F	G				
Not environmentally friendly - higher CO <sub>2</sub> emissions					
(G1-B1) G					
England & Wales		EU Directive 2002/91/EC		England & Wales	

