

Tudor

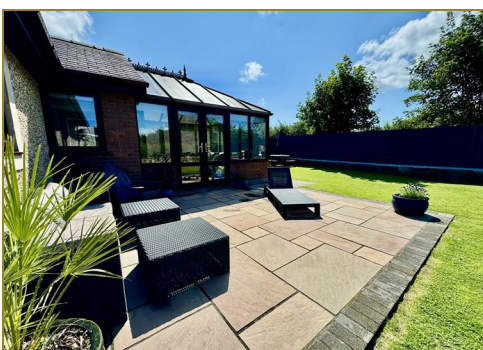
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chartered surveyors | estate agents | property managers



Clydfan 8 Maes Llwyd, Llanystumdwy, LL52 0SQ

£375,000

- Detached Bungalow
- Close to Criccieth
- South Facing Garden, Parking & Garage
- Sought-After Location
- 3 Bedrooms & 2 Receptions
- Delightful & Modern Accommodation



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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this modern detached bungalow situated in a popular and sought-after residential estate built in 2001, located in the convenient position in the village.

Llanystumdwy is a charming village on the banks of the Afon Dwyfor, on the south side of the glorious Llyn Peninsula and is convenient for Criccieth which offers a range of local shops, primary school, castle, beach, doctors and dental surgery.

This is a fantastic opportunity to acquire a well presented delightful bungalow, with the benefit of gas central heating and briefly comprises of the following: - Porch. Hall. Modern Kitchen. Lounge. Conservatory. Three bedrooms. Wet room. Toilet.

Front garden with drive offering parking for 2/3 cars leading to the enclosed rear garden, a real delight, south facing, with patio and lawn. Detached garage with utility area.

Internal inspection highly recommended to truly appreciate this beautiful home.

Recessed Porch

Hall

Radiator. Airing cupboard with radiator. Wood effect tiled floor.

Kitchen 17'1 x 10'9 (5.21m x 3.28m)

Modern fitted kitchen with breakfast bar. Stainless steel sink unit. Integral dishwasher and fridge/freezer. Induction hob with extractor hood over. Wine cooler. Double oven. Wood effect tiled floor. Vertical radiator. Cupboard with combi boiler. Outside door.

Lounge 21'7 x 16'0 (6.58m x 4.88m)

Log burner stove on slate hearth. Two radiators. Patio door opening to:

Conservatory 12'0 x 12'5 (3.66m x 3.78m)

Two radiators. Patio door to patio.

Toilet

Low level w.c. Washbasin. Tiled floor and part tiled walls.

Wet Room

Modern fitted wet room with walk-in shower. Underfloor heating. Vanity washbasin. Low level w.c. Towel radiator. Tiled floor and walls.

Bedroom 1 (Rear) 13'9 x 11'5 (4.19m x 3.48m)

Radiator. Built in wardrobe.

Bedroom 2 (Front) 10'1 x 10'9 (3.07m x 3.28m)

Radiator.

Bedroom 3 (Rear) 7'7 x 11'5 (2.31m x 3.48m)

Two built in wardrobes.

OUTSIDE

Drive with ample parking. Enclosed large rear garden.

Garage 9'3 x 18'9 (2.82m x 5.72m)

Up and over door. Service door to rear. Plumbing for washing machine.



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SERVICES

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

TENURE

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

GWYNEDD COUNCIL TAX

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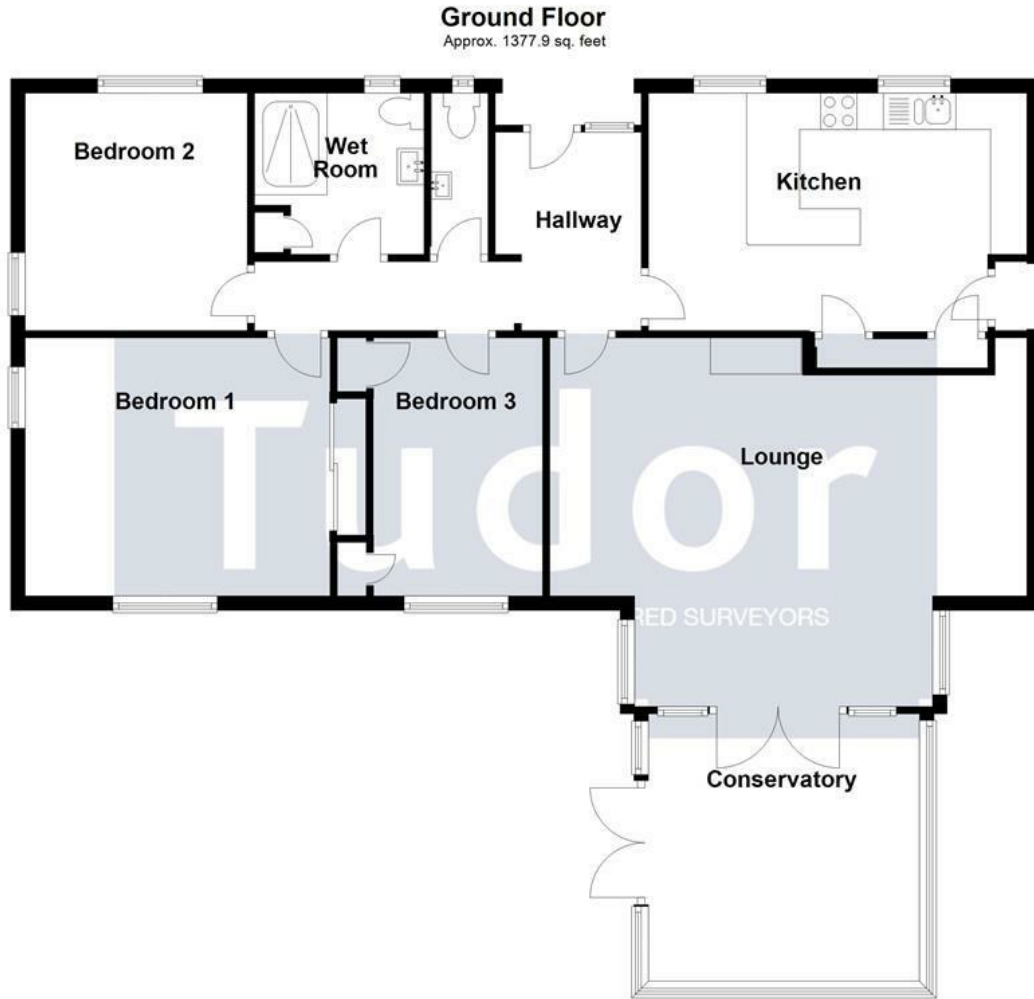
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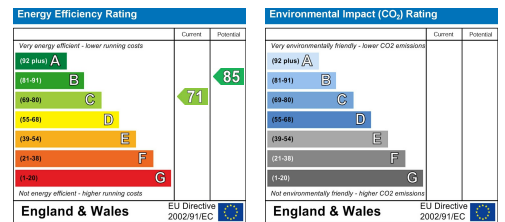
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Total area: approx. 1377.9 sq. feet

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Plan produced using PlanUp.

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