

# Tudor

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



## Garth Y Hafod, Garnfadryn, LL53 8TG

**£450,000**

- Delightful Detached Residence
- Rural Position
- 3 Receptions & 3 Bedrooms
- Truly Spectacular Views
- Ample Parking & Gardens
- Inspection Highly Recommended





# Garth Y Hafod, Garnfadryn, LL53 8TG

Tudor Estate Agents & Chartered Surveyors are delighted to offer this detached residence for sale, with truly stunning views over open countryside, encompassing Porth Neigwl (Hells Mouth), Mynydd Saethon, Cardigan Bay with the mountains of Mid Wales and Yr Wyddfa in the distance, with even Ireland visible on a clear day - One of the most breathtaking views in the heart of Pen Llyn.

Situated in a small rural village in the heart of the glorious Llyn Peninsula and occupies a delightful elevated site. Pwllheli the market town for the area is only about 6 miles and boasts excellent amenities.

Garth Y Hafod was built in 2006, tastefully designed to compliment the rural location and providing modern and spacious accommodation.

This is a fantastic opportunity to acquire a well presented delightful home, has the benefit of oil central heating and double glazing and briefly comprises of the following: Entrance Hall. Office. Lounge. Downstairs Toilet. Spacious Kitchen-Dining opening to Snug/Dining room. Three bedrooms, one with En-suite. Family bathroom. Drive and parking area. Delightful Gardens & Balcony with large storage area under balcony. Internal inspection highly recommended to truly appreciate this beautiful home.

## GROUND FLOOR

### Entrance Hall

Stairs to first floor. Radiator. Engineered oak flooring.

### Toilet

Low level w.c. Pedestal washbasin. Tiled floor.

### Kitchen-Dining 15'11 x 17'6 (4.85m x 5.33m)

Kitchen units incorporating granite worktop with built in sink. Integral fridge freezer. Dishwasher. Range cooker. Radiator. Engineered oak flooring. Patio door to rear patio with views. Opening to:



### Snug/Dining Room 10'11 x 9'7 (3.33m x 2.92m)

Engineered oak flooring. Radiator.

### Utility 6'3 x 9'9 (1.91m x 2.97m)

Oil boiler (new 2023). Outside door to rear.

### Office 12'11 x 8'1 (3.94m x 2.46m)

Radiator. Engineered oak flooring.

### Lounge

Log burner on slate hearth. Radiator. Engineered oak flooring. Patio door to rear patio with spectacular views.



## FIRST FLOOR

### Landing

### Principal Bedroom 13'0 x 15'8 (3.96m x 4.78m)

Radiator. Dual aspect views. Dormer window. Gable window. Door to:

### En-Suite Shower 7'7 x 7'11 (2.31m x 2.41m)

Modern and recently installed suite. Low level w.c. Shower cubicle. Washbasin. Towel warmer. Tiled floor and walls. Storage cupboards with radiator.



### Front Bedroom 10'11 x 11'10 (3.33m x 3.61m)

Radiator. Views. Dormer window.



# Tudor

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

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)



# Garth Y Hafod, Garnfadryn, LL53 8TG

## Rear Bedroom 10'11 x 11'10 (3.33m x 3.61m)

Radiator. Views. Dormer window.

## Bathroom 11'2 x 8'1 (3.40m x 2.46m)

Velux window. Tiled floor and part tiled walls. Shower cubicle. Panelled bath. Low level w.c. Pedestal washbasin. Towel warmer. Storage cupboards with radiator.

## OUTSIDE

Attractive paved patio with spectacular views. Steps down to lower patio area. Store under balcony. Large garden again with views. Drive and parking area.

## SERVICES

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



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA  
T: 01758 701 100  
E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)  
[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

# Garth Y Hafod, Garnfadryn, LL53 8TG



Total area: approx. 175.6 sq. metres (1890.6 sq. feet)  
 Copyright Tudor Chartered Surveyors & Estate Agents. For room identification only.  
 Plan produced using PlanItUp.  
**Garth y Hafod, Garnfadryn, Pwllheli**

From Pwllheli proceed North-West on the A497. At Efailnewydd turn left, onto the B4415, pass through Rhydyclafdy and then take the second right turning, signposted Garnfadryn, proceed up the hill and at the T Junction signposted Garnfadryn, turn right, proceed through Garnfadryn. Garth Y Hafod is then on the left hand side (before the converted chapel). (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). Viewing by appointment only.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
(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	71	79	England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA  
 T: 01758 701 100  
 E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)  
[www.huwtudor.co.uk](http://www.huwtudor.co.uk)