

# Tudor

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



## The Milking House, Pistyll Farm, Pistyll, LL53 6LR **£300,000**

- Delightful Semi-Detached Cottage
- Leasehold
- Two Bedrooms - Furnished
- Luxurious Coastal Holiday Retreat
- Breathtaking Views
- Close to Beach & Amenities





# The Milking House Pistyll Farm, Pistyll, LL53 6LR

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this beautifully presented furnished semi-detached cottage located in this luxurious holiday retreat on the north coast of the glorious Llyn Peninsula with truly spectacular sea views towards Caernarfon Bay and Porthdinllaen (Ty Coch). The nearby pebbly beach of Porth Pistyll can be accessed directly from the fields adjoining the site, the perfect spot to catch the sunset.

The Milking House is situated in a delightful sought-after holiday location in in this unspoilt Area of Outstanding Natural Beauty. Nefyn, the small seaside town is a five-minute drive away and is ideally situated for all the family's holiday needs.

The converted barn, provides comfortable accommodation, has the benefit of double glazing and central heating and briefly comprises of the following: Open Plan Lounge Kitchen Diner. Two bedrooms, one with en-suite. Bathroom. Gardens to front and rear with raised deck, to take full advantage of the stunning views.

Long Lease with the benefit of on-site property management.

Inspection Highly Recommended

## Open Plan Lounge Diner/Kitchen 17'1 x 17'6 (5.21m x 5.33m)

Outside doors to front and rear gardens. Three radiators. Opening to:

## Kitchen 9'6 x 9'8 (2.90m x 2.95m)

Modern kitchen units with single drainer stainless steel sink unit. Integral dishwasher. Gas hobs. Oven.

## Inner Hall

## Bedroom 1 18'10 x 8'0 (5.74m x 2.44m)

Radiator.

## En-Suite 4'10 x 7'11 (1.47m x 2.41m)

Shower cubicle. Low level w.c. Washbasin. Radiator.

## Bedroom 2 12'8 x 8'8 (3.86m x 2.64m)

Radiator.

## Bathroom 8'2 x 5'6 (2.49m x 1.68m)

Low level w.c. Washbasin. P bath.

## OUTSIDE

Attractive front garden. Rear deck on two levels with spectacular sea views and glorious sunsets.

## SERVICES

We understand that the property is connected to:~ Communal gas (LPG Tank) for the whole site, charged on usage. Mains water and electricity. Private drainage. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

We have been informed the tenure is leasehold with vacant possession upon completion of sale. Long Lease, 999 years - copy available on request.

## NOTE

COUNCIL TAX: Details to Follow.



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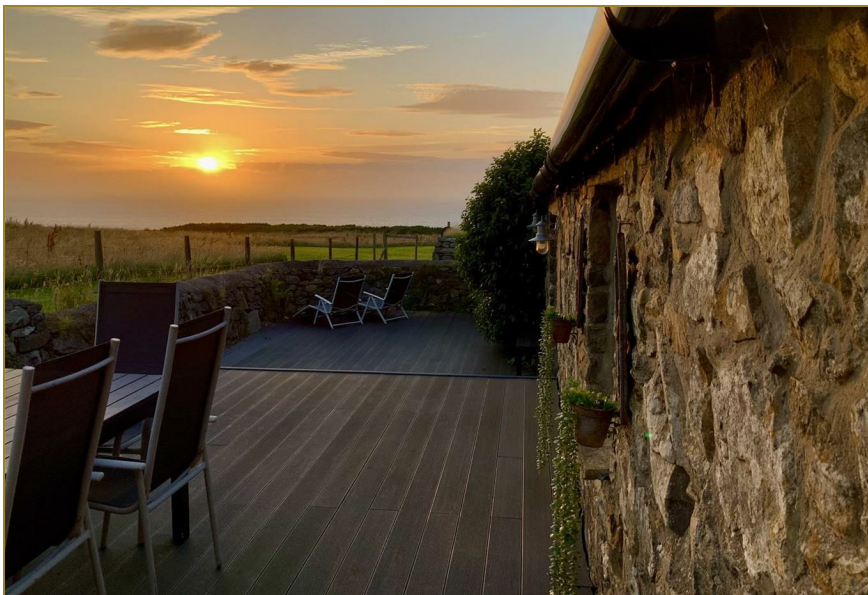
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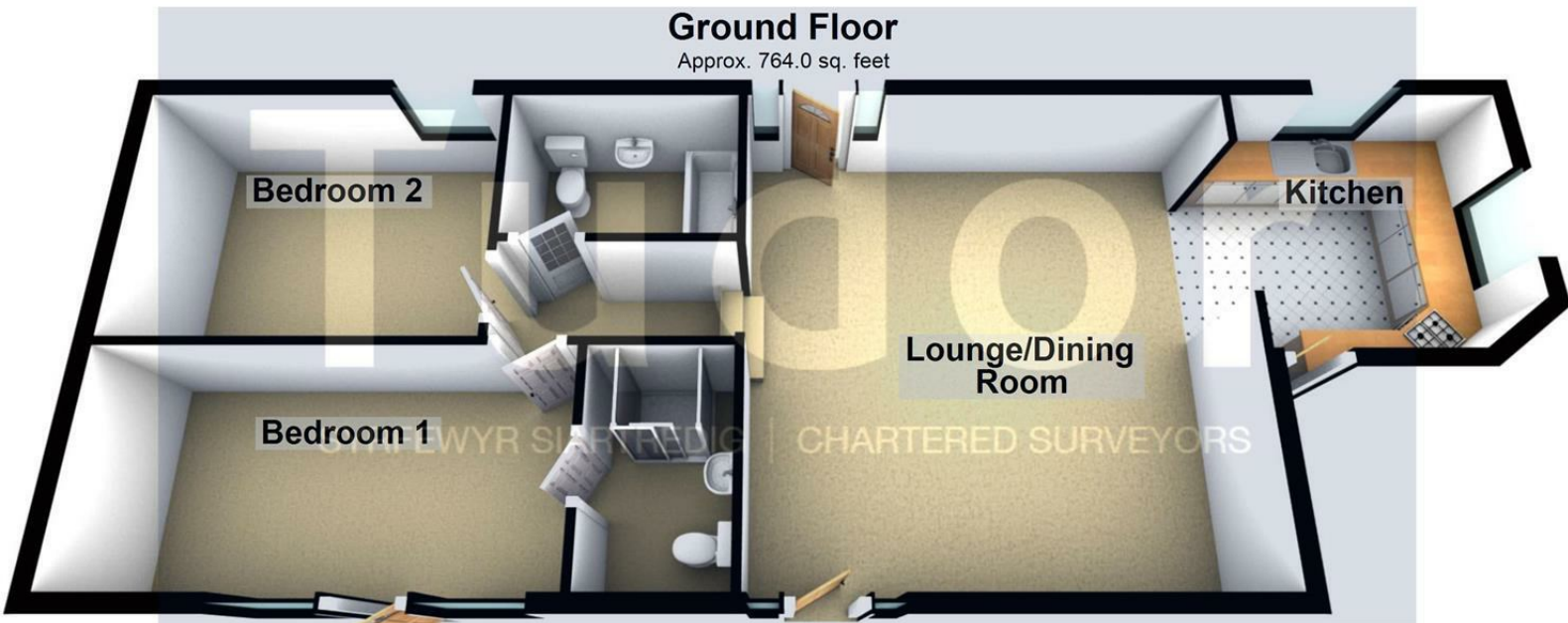


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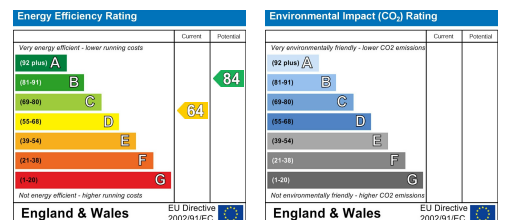
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Total area: approx. 764.0 sq. feet

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**The Milking House, Fferm Pistyll, Foel Estate, Pistyll, Pwllheli**



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