

# Tudor

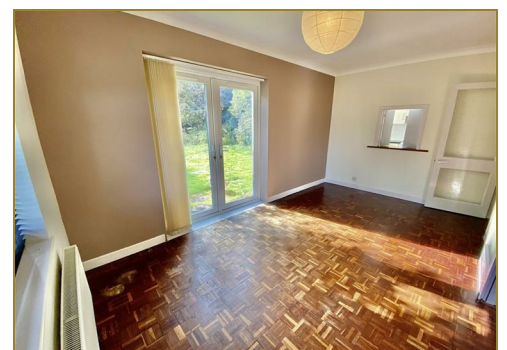
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



**Ty'n Llan, Llanbedrog, LL53 7TU**

**£599,950**

- Detached Residence
- 3 Receptions & 4/5 Bedrooms
- Walking Distance of the Village Amenities & Beach
- Sought-After Area
- Garden, Ample Parking & Garage
- Delightful Views towards the Church & Cardigan Bay



# Ty'n Llan, Llanbedrog, LL53 7TU

Tudor Chartered Surveyors & Estate Agents have been favoured with instructions to offer this detached residence for sale. Ty'n Llan offers a sought-after and elevated position overlooking Eglwys St Pedrog Church with spectacular views towards Cardigan Bay and is only a short walk to the beautiful sandy beach.

The picturesque village is situated on the south side of the glorious Llyn Peninsula, between the popular seaside resort of Abersoch and Pwllheli and offers a great variety of amenities, including school, convenience store, chemist, pubs and restaurants.

The spacious accommodation offer great potential with the benefit of double glazing and oil central heating and briefly comprises of: Porch. Hall. Study. Shower Room. Lounge. Dining room. Kitchen. Utility. On the first floor: Four bedrooms, dressing room and bathroom. Garage. Two store rooms. Ample parking. Gardens.

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.

N.B. This property will be sold subject to our client's standard covenants, further details of which are available upon request.

## GROUND FLOOR

### Porch

### Hall

### Study 16'11 x 9'1 (5.16m x 2.77m)

Radiator.

### Shower Room/Toilet 6'9 x 5'7 (2.06m x 1.70m)

Radiator. Corner entry shower. Low level w.c. Vanity washbasin. Tiled walls.

### Garage 17'0 x 9'0 (5.18m x 2.74m)

Up and over door.

### Inner Hall

Stairs to first floor. Storage cupboard. Under stairs storage cupboard.

### Lounge 16'5 x 11'11 (5.00m x 3.63m)

Fireplace. Radiator. Parquet floor. Opening to:

### Dining Room 8'10 x 15'5 (2.69m x 4.70m)

Patio door to garden. Radiator. Parquet floor. Hatch to kitchen.

### Kitchen 12'4 x 8'10 (3.76m x 2.69m)

Radiator. Kitchen units incorporating single drainer stainless steel sink unit. Door to:

### Utility 5'10 x 6'5 (1.78m x 1.96m)

Outside door to rear. Belfast sink.

## FIRST FLOOR

### Landing

Storage cupboard.

### Bedroom/Office 6'10 x 12'4 (2.08m x 3.76m)

Cupboard. Radiator.



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# Ty'n Llan, Llanbedrog, LL53 7TU

## Bathroom 6'9 x 8'10 (2.06m x 2.69m)

White suite comprising low level w.c. Pedestal washbasin. Panelled bath with shower over. Tiled walls. Radiator. Cupboard.

## Bedroom 16'4 x 9'11 (4.98m x 3.02m)

Radiator.

## Single Bedroom/Dressing Room 5'10 x 8'11 (1.78m x 2.72m)

Cupboard.

## Front Bedroom 8'11 x 15'7 (2.72m x 4.75m)

Radiator. Built in wardrobe.

## Rear Bedroom 12'4 x 8'10 (3.76m x 2.69m)

Radiator.

## 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.

## NOTE

The property is to be Sold Subject to an Overage Condition, whereby the seller would be entitled to 50% of the uplift in value if the land was developed for a separate residential dwelling in the next 21 years. The condition would be triggered by a successful planning consent.



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# Ty'n Llan, Llanbedrog, LL53 7TU



Total area: approx. 189.4 sq. metres (2038.1 sq. feet)

Disclaimer: These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. Copyright M Tudor Afri Fab Cyf  
Plan produced using PlanUp.

TynLlan, Llanbedrog, Pwllheli

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(B2 plus) <b>A</b>
(81-91) <b>B</b>			(B1-B1) <b>B</b>
(69-80) <b>C</b>			(B2-B2) <b>C</b>
(55-68) <b>D</b>			(B3-B3) <b>D</b>
(39-54) <b>E</b>			(B4-B4) <b>E</b>
(21-38) <b>F</b>			(B5-B5) <b>F</b>
(1-20) <b>G</b>			(B6-B6) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	78	England & Wales
		67	



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