

# Tudor

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



**5 Sportsman Row, Gyrn Goch, LL54 5PH**

**Offers over £100,000**

- Traditional Welsh Cottage
- Rural Village
- Open Plan Living with Crog Loft Bedroom
- Quaint Accommodation
- Within Easy Commute to Pwllheli & Caernarfon
- Inspection Highly Recommended





# 5 Sportsman Row, Gyrn Goch, LL54 5PH

Tudor Estate Agents & Chartered Surveyors are instructed to offer this delightful quaint Welsh cottage for sale, situated in a small rural village on the north coast of the glorious Llyn Peninsula, positioned adjacent to the A499 within easy commute to Caernarfon and Pwllheli.

The traditional cottage has many fine features including inglenook fireplace, a wealth of beams and modern conveniences.

The accommodation has been tastefully decorated to compliment to charming features, has the benefit of central heating and double glazing and briefly comprises of the following: -

## Open Plan Lounge Kitchen 20'5 x 15'0 (6.22m x 4.57m)

Maximum measurements to rear of inglenook. Attractive exposed stone inglenook fireplace with wood burning stove (Dunsley Stove - installed in 2022). Two radiators.

## Kitchen Area

Modern fitted kitchen comprising stainless steel sink unit. Plumbing for washing machine. Combi boiler for central heating and hot water. Integral oven with gas hobs.

## Bathroom 6'10 x 8'2 (2.08m x 2.49m)

Panelled bath with shower over. Low level w.c. Pedestal washbasin. Tiled walls and floor.

## CROG LOFT BEDROOM 11'4 x 15'0 (3.45m x 4.57m)

Maximum measurements to eaves. Limited headroom. Four velux roof lights.

## OUTSIDE

Easily maintained enclosed private front garden.

## SERVICES

We understand that mains, water, electricity, gas (LPG cylinder) 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.



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

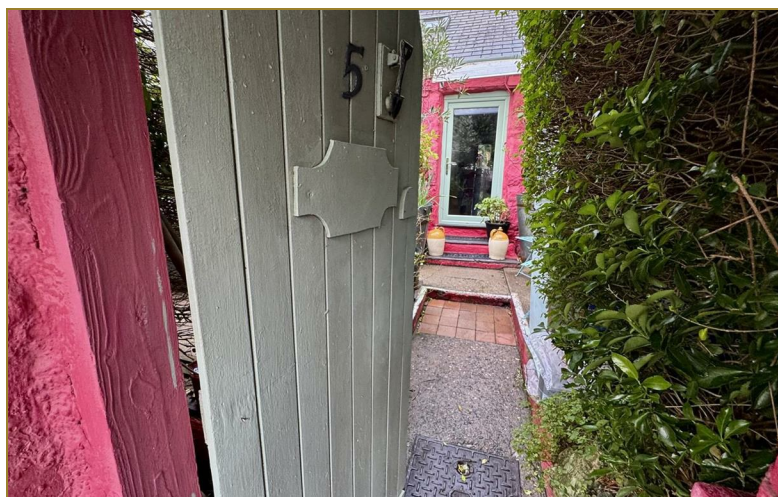
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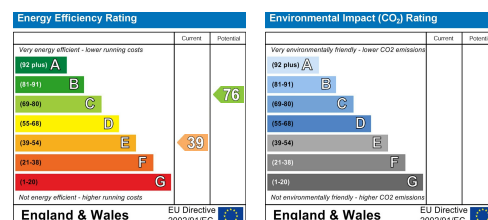
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Total area: approx. 44.3 sq. metres (476.7 sq. feet)

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Plan produced using PlanUp.

**5 Sportsman Row, Gurn Goch, Clynnog Fawr, Caernarfon**



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