

# Tudor

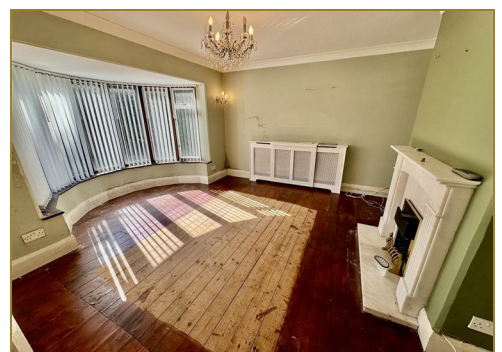
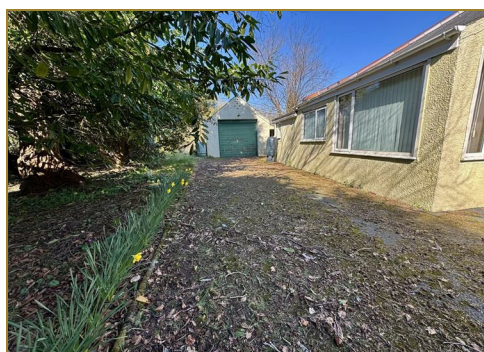
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chartered surveyors | estate agents | property managers



## Bryn Arlais, Y Ffor, LL53 6RG

**£275,000**

- Detached Residence
- Close to Y Ffor & Pwllheli
- Drive, Parking & Garage
- Located in a Rural Area
- 2 Receptions & 4 Bedrooms
- Delightful Gardens & Grounds





# Bryn Arlais, Y Ffor, LL53 6RG

Tudor Chartered Surveyors & Estate Agents are favoured with instructions to offer this detached rural residence for sale. The dormer bungalow is situated in a rural area and only about 3.5 miles from Pwllheli and about 0.5 miles from Y Ffor offering village amenities and primary school.

The spacious accommodation offers great potential located on a large plot which briefly comprises of: Porch. Entrance hall. Lounge. Dining room. Toilet. Kitchen. Two bedrooms and bathroom, with a further two bedrooms on the first floor. Delightful gardens and grounds with drive and ample parking. Spacious detached garage, garden pond, summerhouse and greenhouse.

Inspection highly recommended.

## GROUND FLOOR

### Porch

### Entrance Hall

Radiator.

### Lounge 13'2 x 16'8 (4.01m x 5.08m)

Bay window. Radiator.

### Dining Room 9'4 x 17'9 (2.84m x 5.41m)

Plus deep bay window. Radiator. Gas combi boiler for central heating.

### Toilet 3'5 x 11'1 (1.04m x 3.38m)

### Kitchen 8'0 x 13'10 (2.44m x 4.22m)

Belfast sink. Plumbing for washing machine and dishwasher. Integral fridge. Integral oven and hobs with file hood over. Outside door.

### Bedroom (Front) 13'3 x 15'7 (4.04m x 4.75m)

Maximum measurements to bay window. Fitted wardrobe.

### Bedroom (Rear) 9'11 x 12'0 (3.02m x 3.66m)

Radiator.

### Bathroom 7'0 x 6'2 (2.13m x 1.88m)

Modern white suite with P bath and electric shower over. Pedestal washbasin. Low level w.c. Tiled walls. Night storage heater. Radiator/towel warmer.



## FIRST FLOOR

### Landing

Radiator. Large storage cupboard in eaves. Velux roof light.

### Bedroom 10'3 x 14'8 (3.12m x 4.47m)

L shaped room maximum measurements. Radiator. Dormer window.

### Bedroom 10'0 x 6'10 (3.05m x 2.08m)

Radiator.



# Tudor

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

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# Bryn Arlais, Y Ffor, LL53 6RG

## OUTSIDE

Drive and ample parking area. Gardens and grounds. Shed. Greenhouse. Summerhouse. Pond/water feature.

## Garage

With lean-to and extended at the rear.

## SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. LPG gas for central heating. 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.



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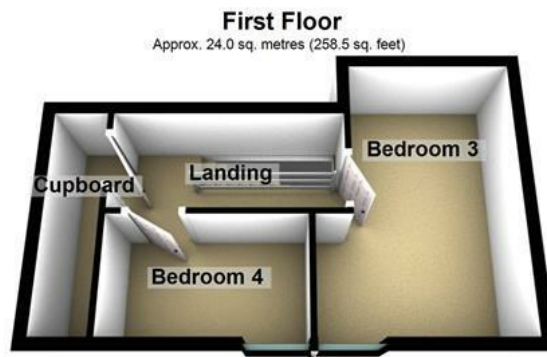
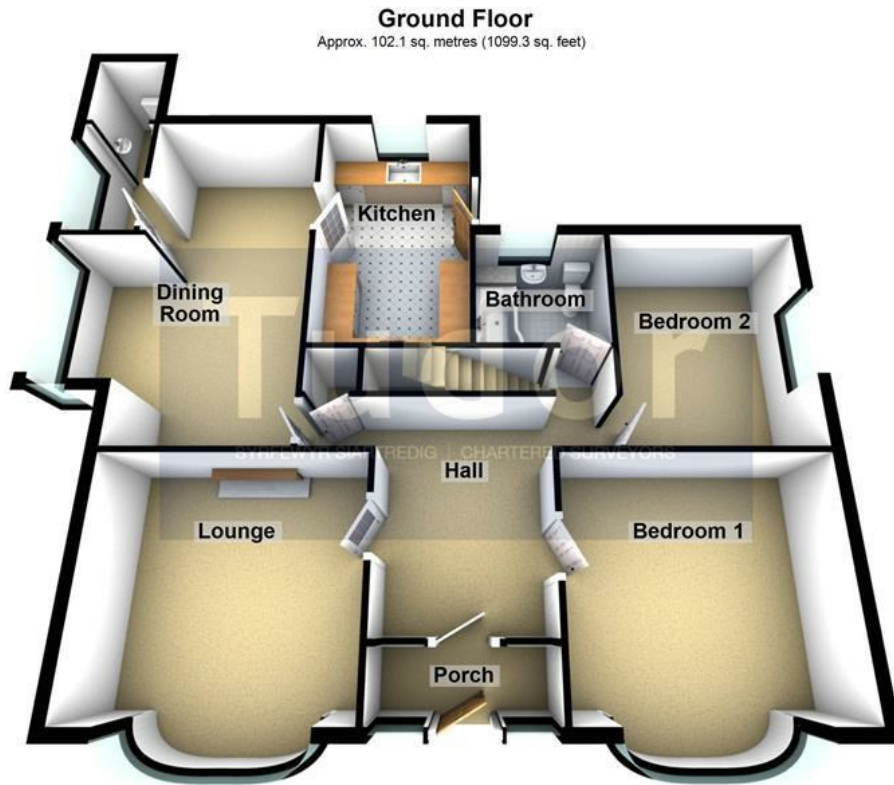
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# Bryn Arlais, Y Ffor, LL53 6RG



Total area: approx. 126.1 sq. metres (1357.8 sq. feet)

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Plan produced using PlanUp.

From Pwllheli proceed North West on the A499. Pass through Y Ffor and then pass the turning to Pencaenewydd, Bryn Arlais is then the next property on the right. OS. Ref SH 396-399. Sat Nav Ref LL53 6RG.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	39
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(32 plus) A			
(21-31) B			
(13-20) C			
(8-12) D			
(4-7) E			
(1-3) F			
(0-2) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



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