

# Tudor

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



**Pennant, Pencaenewydd, LL53 6RA**

**£398,000**

- Detached Residence
- Three Bedrooms
- Enclosed Garden with Views
- Delightful Rural Area
- Attractive Accommodation
- Ample Parking & Garage





# Pennant, Pencaenewydd, LL53 6RA

Tudor Estate Agents & Chartered Surveyors are favoured to offer for sale this delightful detached residence, located in a delightful rural area, south-facing with spectacular countryside views and the sea in the distance. This is an exciting opportunity to acquire a countryside property in Pencaenewydd located in the heart of the glorious Llyn Peninsula and is only 5 miles from Pwllheli, the market town for the area, which boasts excellent amenities including leisure centre, golf course and marina.

The spacious accommodation is attractively decorated, has the benefit of oil central heating and double glazing throughout and briefly comprises:- Hall. Lounge. Modern Kitchen-Diner. Utility. Shower Room. Three bedrooms. Bathroom. Ample Parking to the Front and Enclosed Rear Garden. Garage.  
Inspection Highly Recommended.

## GROUND FLOOR

### Hall

Radiator. Stairs to first floor. Door to:

### Lounge 15'2 x 13'6 (4.62m x 4.11m)

Multi fuel stove.

### Kitchen-Diner 22'5 x 13'6 (6.83m x 4.11m)

Modern fitted kitchen with Quarts worktops incorporating sink unit, integral fridge, dishwasher, oven and ceramic hob. Kitchen Island. Oil Fired Rayburn for cooking, heating and hot water. Engineered oak floor. Patio doors to rear garden. Door to:

### Utility 12'1 x 8'5 (3.68m x 2.57m)

Worktop with plumbing for washing machine and space for dryer. Fitted cupboard with oil boiler. Tiled floor. Outside door. Door to:

### Shower Room

Walk-in shower cubicle with electric shower. Washbasin. Low level w.c. Tiled floor.



## FIRST FLOOR

### Landing

Cupboard with pre-lagged cylinder.

### Bedroom (Front) 9'4 x 10'5 (2.84m x 3.18m)

Sea views. Radiator. Built in wardrobe.

### Bedroom (Front) 9'0 x 13'9 (2.74m x 4.19m)

Radiator.

### Main Bedroom (Rear) 12'11 x 13'3 (3.94m x 4.04m)

Radiator. Countryside views.

### Bathroom 9'0 x 7'8 (2.74m x 2.34m)

Panelled bath. Pedestal washbasin. Low level w.c. Radiator.

### GARAGE 12'1 x 21'7 (3.68m x 6.58m)

Up and over door. Service door to side. Electricity.



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## OUTSIDE

Ample parking area to the front. Side access to enclosed rear garden with concrete seating area and steps leading up to lawn garden. Decking area with wooden gazebo, perfect BBQ area. Garden shed. Oil tank.

## SERVICES

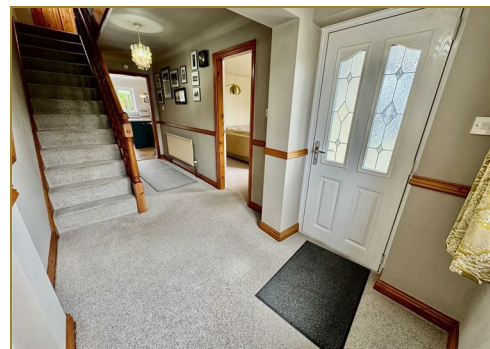
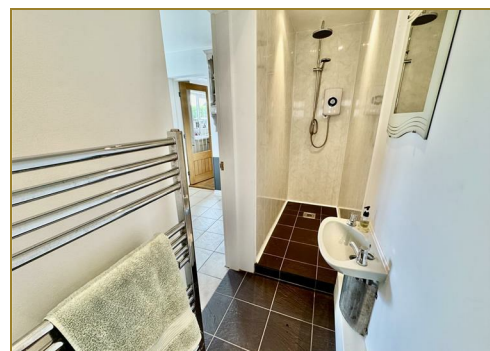
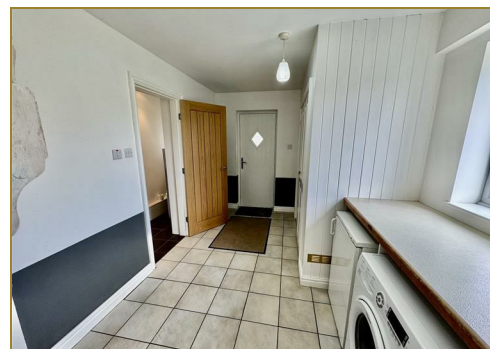
We understand that mains water, electricity and drainage are connected to the property. Oil for central heating & hot water. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

We understand that the property is freehold with vacant possession available on completion.

## COUNCIL TAX

Band E



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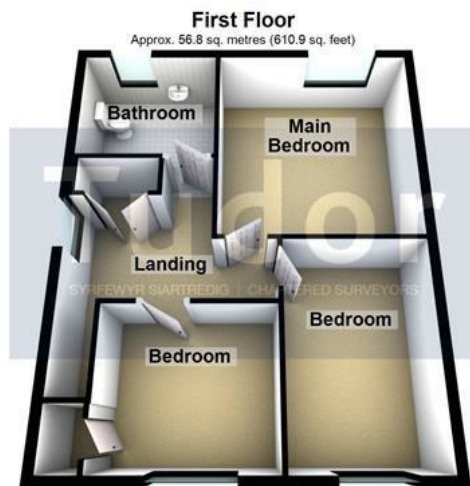
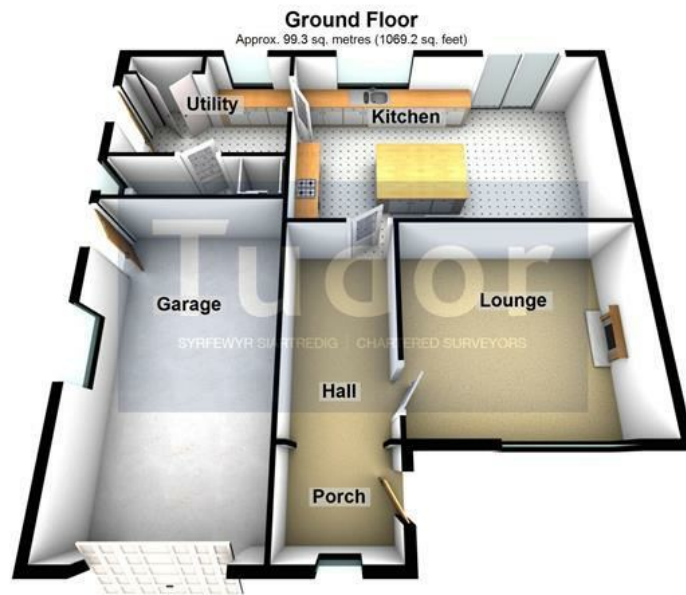
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Total area: approx. 156.1 sq. metres (1680.2 sq. feet)

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Energy Efficiency Rating		Current	Improved
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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Improved
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(32 plus) A			
(21-31) B			
(13-20) C			
(5-12) D			
(1-4) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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