

Tudor

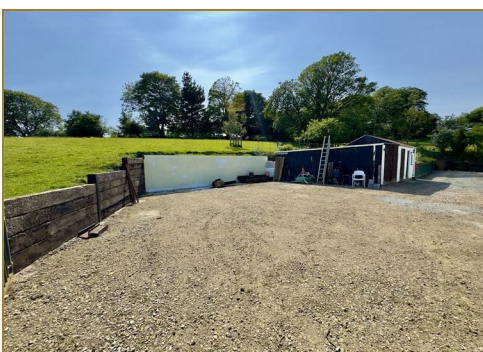
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Mount Pleasant, Sarn Mellteyrn, LL53 8HF

£310,000

- Detached Bungalow
- Two Bedrooms
- Drive, Parking, Workshop/Store
- Delightful Rural Area
- 1.306 Acres or Thereabouts
- Planning for Residential Annexe



Mount Pleasant, Sarn Mellteyrn, LL53 8HF

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this detached bungalow with land in all extending to 1.306 acres or thereabouts, situated in a delightful and convenient position in this small rural village with spectacular rural views and within walking distance of the amenities. Sarn Mellteyrn is a small rural village in the heart of the glorious Llyn Peninsula, about 10 miles from Pwllheli the market town for the area and 6 miles to Aberdaron.

The accommodation offers great potential, has the benefit of oil central heating and double glazing, briefly comprises: - Kitchen/diner. Lounge with patio doors to deck. Inner Hall. Two Bedrooms. Bathroom. Workshop/store. Garage. Drive and ample parking. Raised gardens leading to the land - 1.306 acres or thereabouts including house and garden - Plan available on request. Planning Consent Granted 28/08/2024 for a proposed residential annexe, information available on request.

Lounge 13'5 x 13'10 (4.09m x 4.22m)

Log burner stove. Patio door to balcony. Radiator. Double door to:

Kitchen/Dining 15'7 x 13'11 (4.75m x 4.24m)

Kitchen units with single drainer stainless steel sink unit. Breakfast bar. Radiator. Outside door.

Inner Hall

Radiator. Outside door.

Shower Room 9'6 x 5'7 (2.90m x 1.70m)

Tiled floor and walls. Shower cubicle. Washbasin. Low level w.c. Worcester combi boiler for central heating and hot water. Radiator.

Bedroom 2 9'8 x 10'7 (2.95m x 3.23m)

Radiator.

Bedroom 1 8'11 x 13'10 (2.72m x 4.22m)

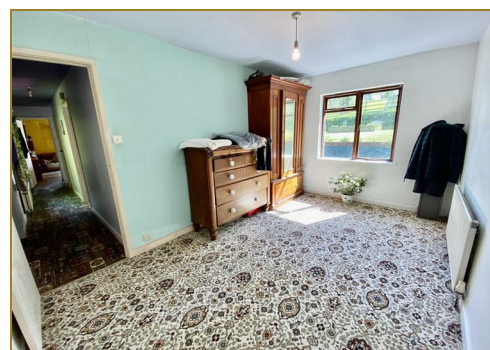
Radiator.

SERVICES

We understand that mains water, drainage and electricity 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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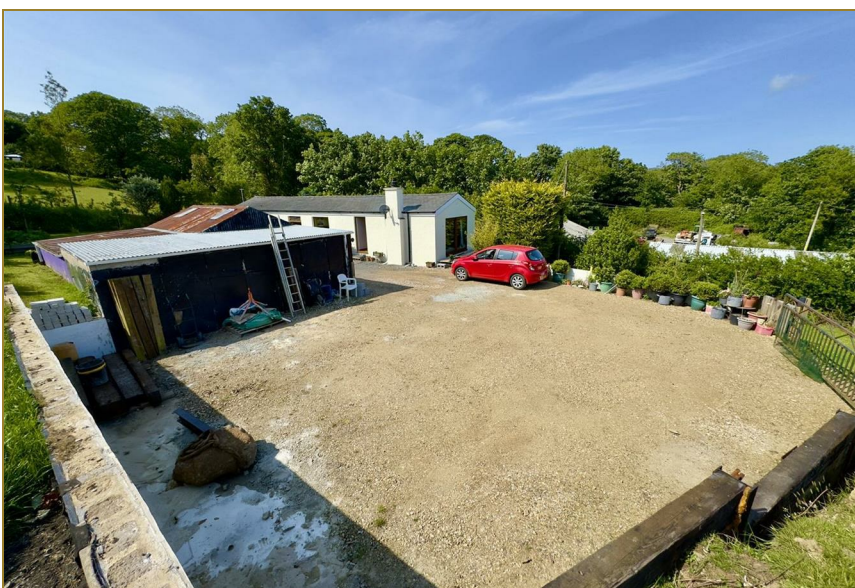
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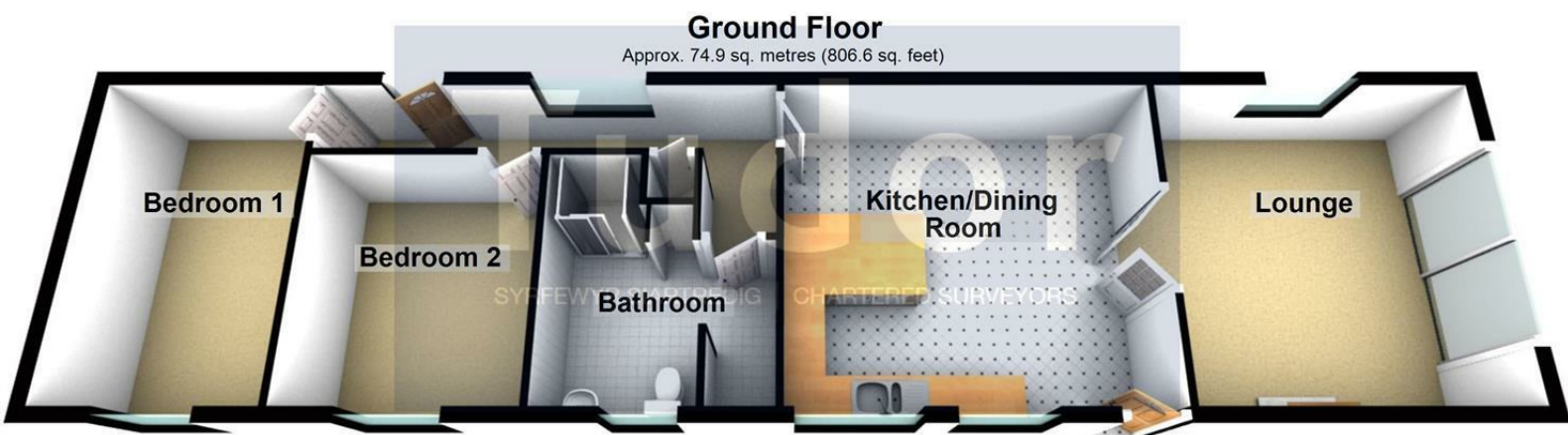
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Total area: approx. 74.9 sq. metres (806.6 sq. feet)

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Plan produced using PlanUp.

Mount Pleasant, Sarn M, Pwllheli

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(32 plus) A		
(81-91) B			(21-31) B		
(69-80) C			(10-20) C		
(55-68) D			(5-9) D		
(39-54) E			(1-4) E		
(21-38) F			(1-4) F		
(1-20) G			(1-4) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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