

Tudor

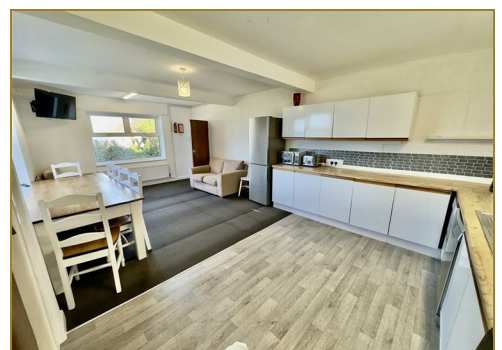
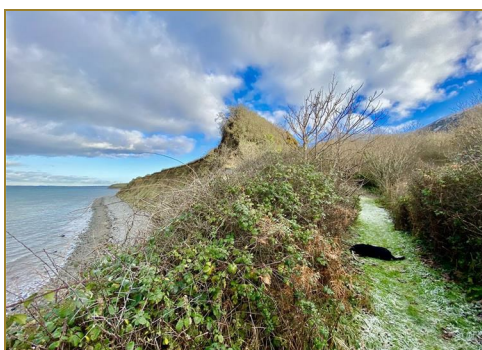
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Tal Eryr, Clynnogfawr, LL54 5PS

£475,000

- Detached Residence
- 4.16 Acres or Thereabouts
- Five Bedrooms
- Rural & Elevated Location
- Spectacular Sea & Mountain Views
- Access to Beach



Tal Eryr, Clynnogfawr, LL54 5PS

4.16 ACRES*FIVE BEDROOMS*ACCESS TO BEACH*VIEWING RECOMMENDED

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this secluded detached residence, set in approximately 4.16 acres (plan available on request), enjoying spectacular panoramic sea and mountain views.

The property is located in an elevated rural position on the north coast of the glorious Llyn Peninsula, within convenient reach of Caernarfon and Pwllheli.

The spacious accommodation benefits from double glazing and oil-fired central heating and briefly comprises: Ground Floor: Porch.

Hall. Two Bedrooms. Kitchen/Diner. Bathroom. Utility Room. First Floor: Three Bedrooms. Shower Room. Lounge – all enjoying the stunning coastal views. The property is approached via a right of way over the adjoining property. A separate private driveway from the main road to Tal Eryr exists but is not currently in use. Gardens and grounds surround the residence, with two static caravans located on site. Please note that the caravans are not in a habitable condition.

A public footpath leads from the property down to the pebbled beach – a fantastic spot to enjoy sunsets. Viewing is highly recommended to appreciate the setting and potential of this unique coastal property.

GROUND FLOOR

Porch 9'4 x 4'4 (2.84m x 1.32m)

Quarry tiled floor. Sliding patio door. Door to:

Inner Hall

Stairs to first floor.

Kitchen/Diner 12'11 x 23'4 (3.94m x 7.11m)

Radiator. Kitchen units incorporating single drainer stainless steel sink unit. Plumbing for dishwasher. Dual aspect with sea views.

Rear Porch

UPVC outside door.

Bathroom 9'11 x 5'5 (3.02m x 1.65m)

Pedestal washbasin. Low level w.c. Panelled bath with electric shower over. Towel heater/radiator.

Utility Area

Plumbing for washing machine. Boiler cupboard with oil fired combi boiler for central heating and hot water.

Bedroom 7'11 x 15'8 plus recess (2.41m x 4.78m plus recess)

Radiator.

Bedroom 9'2 x 15'3 (2.79m x 4.65m)

Radiator.

FIRST FLOOR

Landing

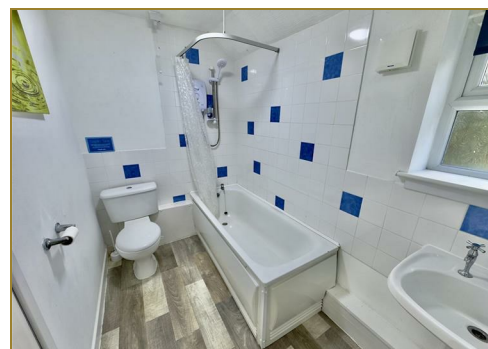
Storage cupboard.

Lounge 12'6 x 17'7 (3.81m x 5.36m)

Radiator. Dual aspect with sea views.

Shower Room 7'6 x 5'9 (2.29m x 1.75m)

White suite comprising pedestal washbasin. Low level w.c. Shower cubicle with electric shower. Towel warmer/radiator.



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Bedroom 8'1 x 12'8 (2.46m x 3.86m)

Sea views. Radiator.

Rear Bedroom 7'11 x 7'2 (2.41m x 2.18m)

Front Bedroom 12'10 x 9'2 (3.91m x 2.79m)

Radiator. Dual aspect with Sea views.

OUTSIDE

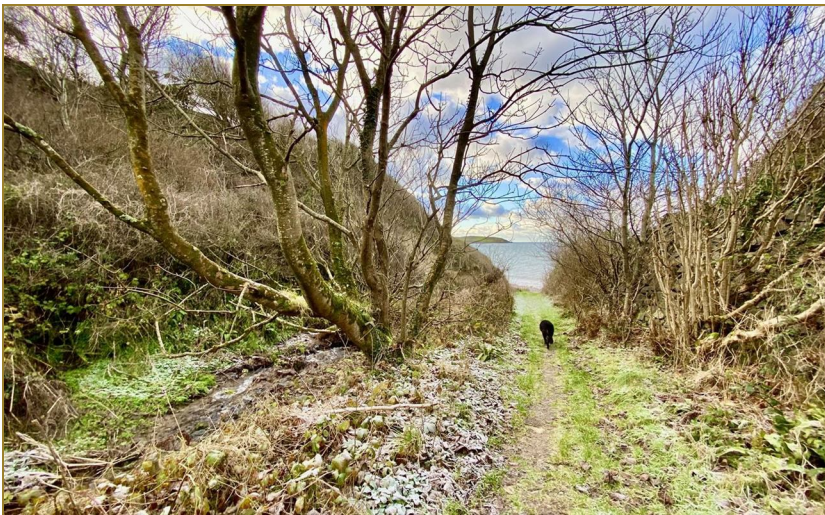
Ample parking area. Garden. Concrete shed. Oil tank. Timber frame summerhouse. Two static caravans are located on the premises. Although not currently suitable for occupation, they offer potential for renovation or replacement (subject to consents).

SERVICES

We understand that mains water and electricity are connected to the property. Private drainage (septic tank). Oil central heating. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		32
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

From the direction of Caernarfon on the A499, pass through Gryn Goch and the take the first next right turning. Proceed down this lane and the entrance to Tal Eyr is then the first on the right, follow the track down and bear left. O.S. REF: SH 391-479. Sat Nav Ref: LL54 5PS.



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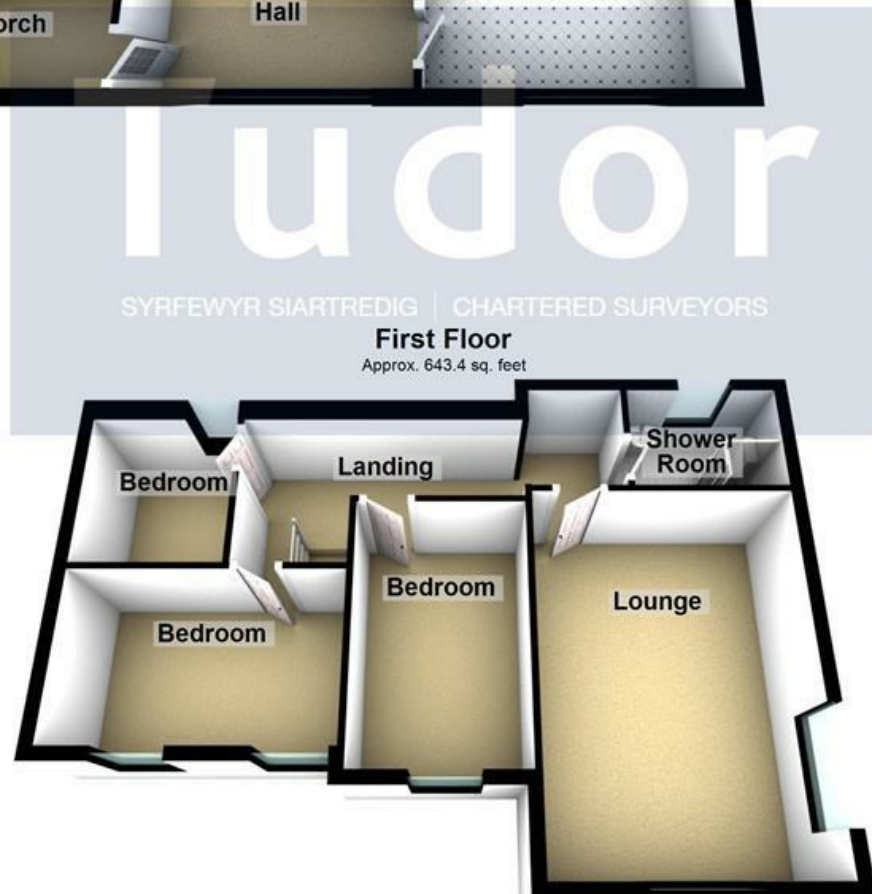
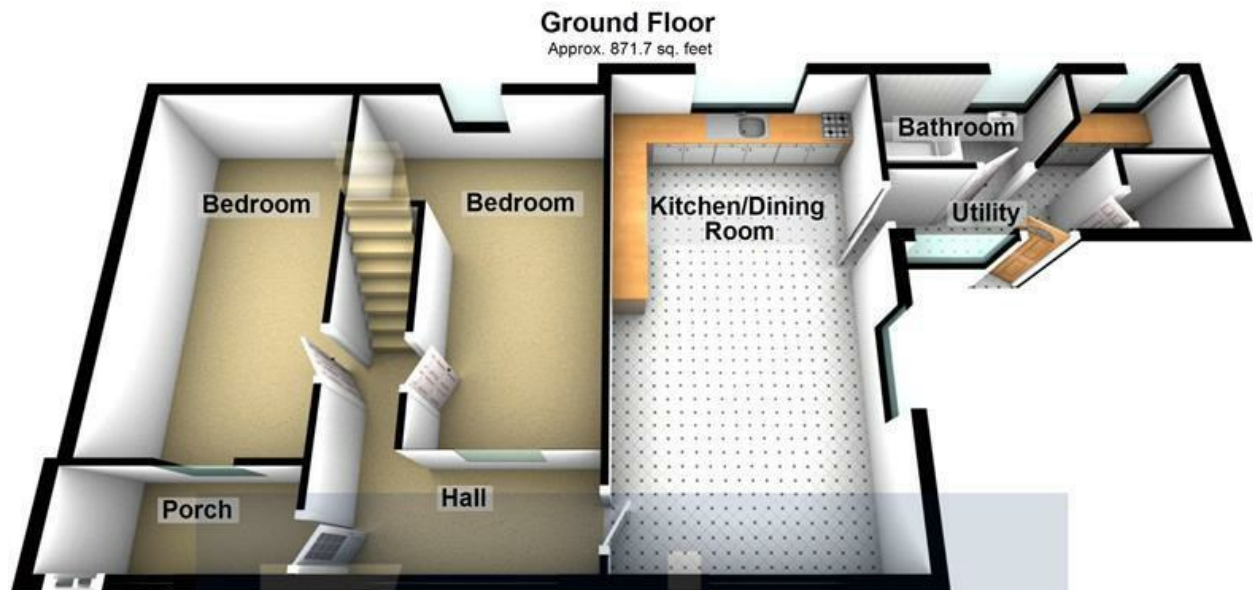
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Total area: approx. 1515.1 sq. feet

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Plan produced using PlanUp.

Tal Eyr , ClynnogFawr, Caernarfon



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