

# Tudor

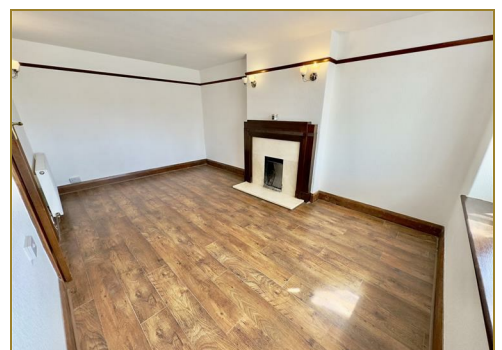
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chartered surveyors | estate agents | property managers



## Y Bryn, Chwillog, LL53 6NX

**£370,000**

- Substantial Detached Residence
- Extensive Accommodation
- Ample Parking, Garage & Garden
- Rural Village Close to Pwllheli & Criccieth
- 3 Receptions & 4/5 Bedrooms
- Inspection Highly Recommended





# Y Bryn, Chwillog, LL53 6NX

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this substantial detached residence, situated in a convenient position on the outskirts of Chwillog, a rural village which is about five miles from Pwllheli the market town for the glorious Llyn Peninsula.

The property has been extended providing extensive accommodation and offers great potential with the benefit of double glazing and oil central heating, briefly comprises of the following: - Front Veranda. Entrance Hall. Three Reception Rooms. Kitchen. Toilet & Utility. On the first floor : - Three Bedrooms and Bathroom. Additional Bedroom and Study/Bedroom approached by second stairs. Drive and ample parking. Rear garden and patio. Workshop & Garage. Inspection Highly Recommended.

## GROUND FLOOR

### Veranda

Radiator. Tiled floor. Door to:

### Entrance Hall

Radiator. Stairs to first floor. Under stairs storage cupboard.

### Lounge 10'10 x 16'10 (3.30m x 5.13m)

Radiator. Fireplace.

### Sitting Room 12'0 x 14'1 (3.66m x 4.29m)

Radiator. Bow window., Fireplace.

### Dining Room 10'1 x 10'4 (3.07m x 3.15m)

Radiator. Storage cupboard. Door to:

### Kitchen 10'7 x 11'5 (3.23m x 3.48m)

Kitchen units with stainless steel sink unit. \*Cooker & Hobs Not Working\*. Space for fridge freezer. Plumbing for dishwasher. Radiator. Door to:

### Rear Hall

Radiator. Outside door to rear.

### Toilet

Low level w.c. Washbasin.

### Utility 5'3 x 7'3 (1.60m x 2.21m)

Kitchen units with stainless steel sink unit. Plumbing for washing machine.

## FIRST FLOOR

### Landing

Radiator.

### Bedroom 1 (Front) 12'1 x 11'9 (3.68m x 3.58m)

Views with a glimpse of the sea. Radiator.

### Bedroom 2 (Front) 10'10 x 10'8 plus deep recess (3.30m x 3.25m plus deep recess)

Radiator. Deep recess with walk-in wardrobe area.

### Bedroom 3 10'1 x 10'6 (3.07m x 3.20m)

Radiator.

### Bathroom 10'4 x 5'8 (3.15m x 1.73m)

Corner shower cubicle. Panelled bath. Vanity washbasin. Low level w.c. Towel warmer.



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# Y Bryn, Chwillog, LL53 6NX

## Rear Landing

Approached by Second Stairs

## Bedroom 4 10'1 x 10'7 (3.07m x 3.23m)

Radiator.

## Study/Bedroom 5 7'4 x 14'0 (2.24m x 4.27m)

Radiator. Built in shelves.

## OUTSIDE

Drive and ample parking to the front. Rear garden with paved patio.

## Workshop 7'7 x 16'5 (2.31m x 5.00m)

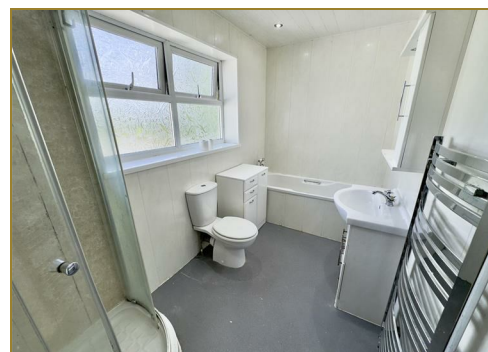
## Garage 10'5 x 16'7 (3.18m x 5.05m)

## SERVICES

We understand that mains water, electricity 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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# Y Bryn, Chwillog, LL53 6NX

## Ground Floor

Approx. 78.5 sq. metres (845.0 sq. feet)



## First Floor

Approx. 73.4 sq. metres (790.3 sq. feet)



Total area: approx. 151.9 sq. metres (1635.2 sq. feet)

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Plan produced using PlanUp.

Y Bryn, Chwillog, Pwllheli

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		74	53
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
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