

# Tudor

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chartered surveyors | estate agents | property managers



## Tabor, Llithfaen, LL53 6NL

**£310,000**

- Delightful Chapel Conversion
- Spectacular Views
- Two Bedrooms
- Rural Village
- Traditional Features
- Balcony & Parking for One Vehicle



# Tabor, Llithfaen, LL53 6NL

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this superb example of a successful conversion of a former chapel into a comfortable residence with traditional features and providing comfortable living accommodation.

Capel Tabor is situated in a convenient position in this small rural village on the north side of the Llyn Peninsula enjoying truly spectacular views towards Cardigan Bay and the mountains of Mid Wales seen in the distance. Llithfaen is located on the north side of the glorious Llyn Peninsula and is only about 7 miles from Pwllheli the market town for the area.

The spacious accommodation has the benefit of oil central heating and double glazing throughout and briefly comprises of the following: - Large living space with Gallery Snug overlooking the chapel with study room underneath and mezzanine dining area. Ty Capel (Chapel House) comprises of Kitchen-Diner. Pantry and Utility/Toilet. On the first floor: Two Bedrooms and Shower Room. Balcony approached from first floor landing with glazed balustrade, enjoying spectacular views. Raised patio seating area to the front. Parking space for one vehicle.

A viewing is highly recommended to take full advantage this delightful chapel conversion.

## GROUND FLOOR - Former Chapel

### Living Room 24'2 x 25'0 (7.37m x 7.62m)

Three radiators. Stairs to mezzanine. Timber floor.

### Study 9'10 x 11'6 (3.00m x 3.51m)

Radiator. Door to under stairs store.

### Mezzanine Dining Area 11'2 x 11'9 (3.40m x 3.58m)

Door to Kitchen. Stairs up to:

### Gallery Snug 12'6 x 11'9 (3.81m x 3.58m)

Multi fuel stove. Views.

## TY CAPEL

### Kitchen-Diner 24'7 x 12'4 (7.49m x 3.76m)

Handmade pitched pine kitchen units repurposed from the chapel timber. Oil fired AGA. Slate worktop. Belfast sink. Quarry tiled floor. Outside door. Radiator. Views. Stairs to first floor.

## Pantry

### Utility/Toilet 6'5 x 6'5 (1.96m x 1.96m)

Quarry tiled floor. Plumbing for washing machine. Belfast sink. Low level w.c. Greenstar Combi boiler for central heating and hot water.

## FIRST FLOOR

### Landing

Oak floor. Storage cupboard. Outside door to balcony enjoying spectacular views.

### Front Bedroom 10'7 x 9'9 (3.23m x 2.97m)

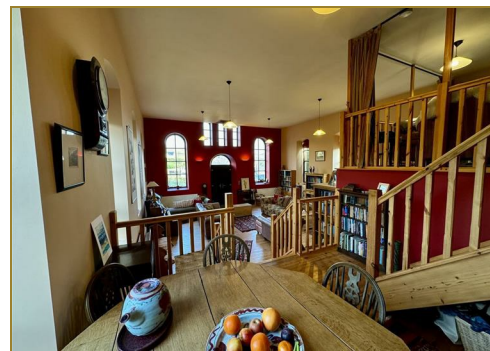
Velux. Oak floor. Gable window. Built in wardrobe.

### Shower Room 5'6 x 6'1 (1.68m x 1.85m)

Tiled floor and walls. Shower cubicle. Low level w.c. Pedestal washbasin.

### Rear Bedroom 7'8 x 12'6 (2.34m x 3.81m)

Oak floor.



# Tudor

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

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

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## SERVICES

We understand that mains water, electricity and drainage are connected to the property. Oil fired boiler. 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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