



ESTATE AGENTS

... the key to a successful move



Madryn Yard, Boduan, Pwllheli, Gwynedd, LL53 8UE

**Offers in the
region of
£340,000**

- * SUPERB RURAL RETREAT
- * TWO BEDROOM CHARACTER COTTAGE
 - * COTTAGE GARDENS
 - * GARAGE & OUTBUILDING
 - * SEA & MOUNTAIN VIEWS

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A FANTASTIC RURAL RETREAT NOT TO BE MISSED! A Detached Cottage set in a plot of approx 0.297 acres which has undergone renovation by the current owner who has successfully blended the traditional features of the cottage with a modern twist which need to be viewed to appreciate. Not to be missed the cottage briefly comprises two reception rooms, kitchen and to the first floor two double bedrooms and a bathroom, additional benefits include a separate outbuilding/utility and a garage with log store. Boduan is a picturesque hamlet located within the heart of the Llyn peninsula, perfect to enjoy the countryside. Felin Eithin is a delightful chocolate box cottage set in beautiful setting with far reaching countryside views, located in Madryn between Boduan and Dinas, positioned and perfect to explore the surrounding towns, village and attractions including Tudweiliog, Edern, Morfa Nefyn and Nefyn to the Northern coastline and famous for the array of sandy beaches. Abersoch and Pwllheli lie to the southern coastline with a wide range of shops, supermarkets, cafes, restaurants, schools, doctors practice as well as a golf course and yachting marina. With Bus and Train links to the nearby attractions and towns including Caernarfon, Criccieth and The Snowdonia national park. The property has undergone significant renovation with the current owner who has successfully blended the traditional features of the cottage with a modern twist which need to be viewed to appreciate. Not to be missed the cottage briefly comprises two reception rooms, kitchen and to the first floor two double bedrooms and a bathroom, additional benefits include a separate outbuilding/utility and a garage with log store.

GROUND FLOOR

RECEPTION 1 (front) 12'9" x 10'5" (3.9m x 3.2m)

Exposed stone walls, multi fuel burner stove, exposed beams, built in under stairs cupboard, laminate wood effect flooring, uPVC double glazed window with front aspect.



RECEPTION 2 (front) 11'9" x 9'10" (3.6m x 3.0m)

Exposed stone walls, multi fuel burner stove, exposed beams, laminate wood effect flooring, uPVC double glazed window with front aspect.



KITCHEN 9'10" x 7'2" (3.0m x 2.2m)

Fitted with a bespoke range of solid wood wall and base units with solid wood worktops. Built in oven, hob and extractor, built in microwave, integrated bosch dishwasher and fridge, sink and drainer with mixer tap. Recessed lighting, electric radiator, part wall panelled, solid wood flooring, stable door.



FIRST FLOOR

BEDROOM ONE 13'1" x 9'10" (4.0m x 3.0m)

Build in wardrobes with recess lighting, wall panelling, uPVC double glazed window with window shutters, uPVC french doors. Recess light and wall lights, electric wall radiator, TV point, USB charge points.

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BEDROOM TWO 10'2" x 8'6" (3.1m x 2.6m)

Two built in wardrobes with recessed lighting, LED downlighting, window shutters, TV point, USB charge points.



SEPARATE OUTBUILDING/UTILITY 11'1" x 8'10" (3.4m x 2.7m)

Brick/slate roof outbuilding overlooking courtyard, power, water and drainage connected. Used as store and laundry utility but has potential as use for an Office/Studio or additional living space.



SHOWER ROOM 8'6" x 6'10" (2.6m x 2.1m)

Fitted with a three piece white shower suite comprises: Shower enclosure with Mira Sport 10.8kw electric power shower & extractor, wash basin with under storage and W.C. built in storage cupboard. Laura Ashley floor tiles with underfloor heating, part wall tiled, ceramic tiled flooring, uPVC double glazed window



OUTSIDE

Externally the plot is approximately 0.297 acres, with mature trees, plants and hedging. Feature waterfall pond, tiered gardens with coastal and mountain views, feature entrance steps and gateway.

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GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.


In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

Energy Efficiency Rating

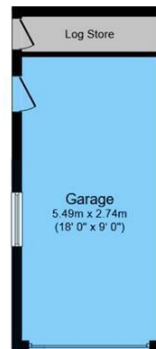
| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



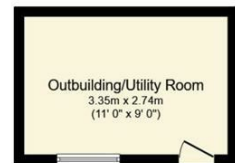
Ground Floor



First Floor



Garage



Outbuilding

Total floor area 94.8 sq.m (1020 sq.ft)

This floorplan is for illustrative purposes only!

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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