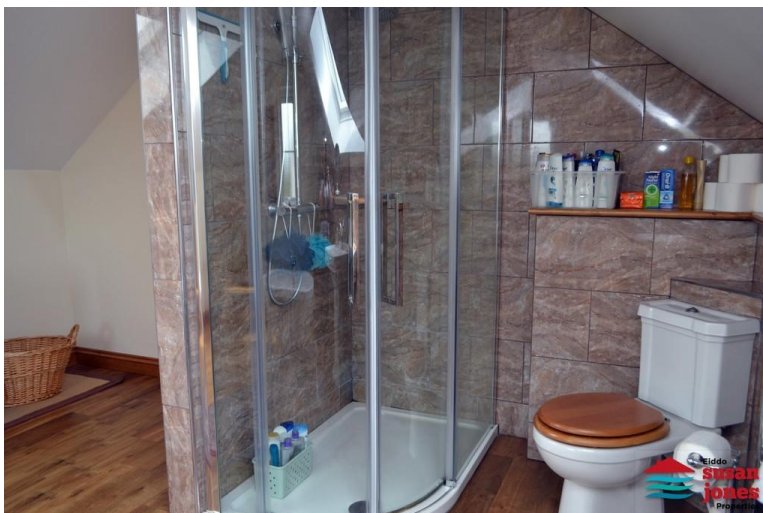




**FRONOLAU
RHOSHIRWAUN LL53 8HW
OFFERS IN EXCESS OF £595,000**





CROESO | WELCOME:

Mae'r eiddo yma wedi ei osod ar ddau lawr, tŷ sydd gyda chymeriad a digon o le tu mewn a thu allan. Er mwyn gweld popeth sydd gan yr eiddo i'w gynnig, mae rhaid i chi ei weld dros eich hun.

Fronolau is a detached residence which has been extended having acquired additional land to provide a spacious property. There is flexibility and space here to adapt this property to fit your requirements, subject to the relevant consents being obtained.

The house offers character and charm with exposed beams, 2 ground floor bedrooms, 3 first floor bedrooms, 2 shower rooms (1 to each floor), utility and boot room. The spacious and light extension provides the heart of the home with a living kitchen plus main bedroom above with balcony and en-suite. Benefiting from pleasant countryside aspects and conveniently located near Aberdaron.

Outside there are 2 driveway entrances, ample parking, patios, seating areas, greenhouses, workshop, sheds, pond and static caravan.



CYNTEDD | ENTRANCE PORCH:

5' 10" x 3' 11" (1.8m x 1.2m) uPVC double glazed door and 2 windows.

CYNTEDD | ENTRANCE HALL:

Stairs to first floor landing.

SWYDDFA | OFFICE:

7' 4" x 7' 10" (2.25m x 2.4m) uPVC double glazed window. Radiator.

YSTAFELL GLYD | SNUG:

9' 2" x 14' 9" (2.8m x 4.5m) Maximum measurements. Feature fireplace with stove. uPVC double glazed window and 2 radiators



CEGIN FYW | LIVING KITCHEN:

19' 8" x 17' 8" (6m x 5.4m) Range of modern base and wall units plus centre island. Feature fireplace with stove, seating and dining area. Radiator, built in cupboard housing combi boiler. 2 uPVC double glazed windows and patio doors to outside.

CYNTEDD | HALL:

uPVC double glazed door to outside. Radiator. Opening to:



IWTILITI | UTILITY:

8' 10" x 10' 2" (2.7m x 3.1m) Range of base and wall units. uPVC double glazed window and radiator.

YSTAFELL COTIAU | BOOT ROOM:

4' 7" x 10' 2" (1.4m x 3.1m) uPVC double glazed window and radiator.

LLOFFT 6 | BEDROOM 6:

10' 9" x 7' 2" (3.3m x 2.2m) Maximum measurements. uPVC double glazed window and radiator.



LLOFFT 5 | BEDROOM 5:

12' 1" x 9' 10" (3.7m x 3m) 2 x uPVC double glazed window and radiator.

YSTAFELL CAWOD | SHOWER ROOM:

Shower cubicle with rainfall head and hand attachment. Vanity unit with washbasin and storage, toilet. uPVC double glazed window and radiator.

PEN GRISIAU | FIRST FLOOR LANDING:



LLOFFT 1 | BEDROOM 1:

19' 8" x 17' 8" (6m x 5.4m) Spacious and light room with built-in wardrobes, vaulted ceiling, 3 roof windows, patio doors leading to balcony to enjoy the views.

EN-SUITE:

13' 9" x 13' 5" (4.2m x 4.1m) Spacious with concealed shower with rainfall head and hand attachment. Free standing bath with 2 roof windows to enjoy viewing the stars on a clear evening. Washbasin, toilet. uPVC double glazed window and radiator.



LLOFFT 2 | BEDROOM 2:

11' 9" x 7' 10" (3.6m x 2.4m) Built-in wardrobe above stairs. 2 uPVC double glazed windows and radiator.

LLOFFT 3 | BEDROOM 3:

7' 4" x 7' 10" (2.25m x 2.4m) uPVC double glazed window and radiator.

LLOFFT 4 | BEDROOM 4:

6' 6" x 7' 2" (2m x 2.2m) uPVC double glazed window and radiator.



TU ALLAN | OUTSIDE:

2 Driveways leading to ample parking area. Storage shed, 2 greenhouses, workshop and sheds. Manicured lawned gardens with pond, mature trees and shrubs. Static caravan with its own decking and seating area. Just off the living kitchen there is a fabulous patio area, ideal to enjoy the long summer evenings and alfresco lifestyle. As you wonder around this property, you'll feel the love and attention to detail that the sellers have invested in this home.

PERCHNOGAETH | TENURE:

Freehold.

TRETH CYNGOR | COUNCIL TAX BAND:

D

TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:

E

GWASANAETHAU | SERVICES (NOT TESTED):

We believe that mains water, electric, and private drainage plus LPG central heating are connected.

CYFARWYDDIADAU | DIRECTIONS:

From Pwllheli follow the A499. In Llanbedrog, turn

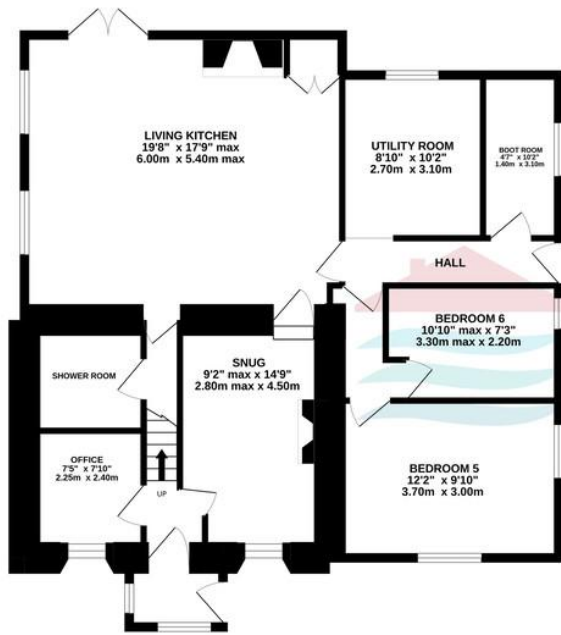




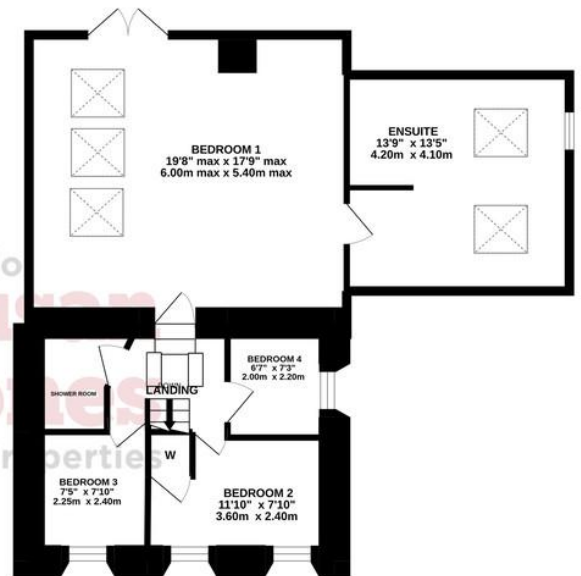
right onto Ffordd Pedrog B4413. Proceed on this road until you reach the village. Fronolau can be found on your right hand side after Efailrhos Garage, which will be on your left.



GROUND FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 1854 sq.ft. (172.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements