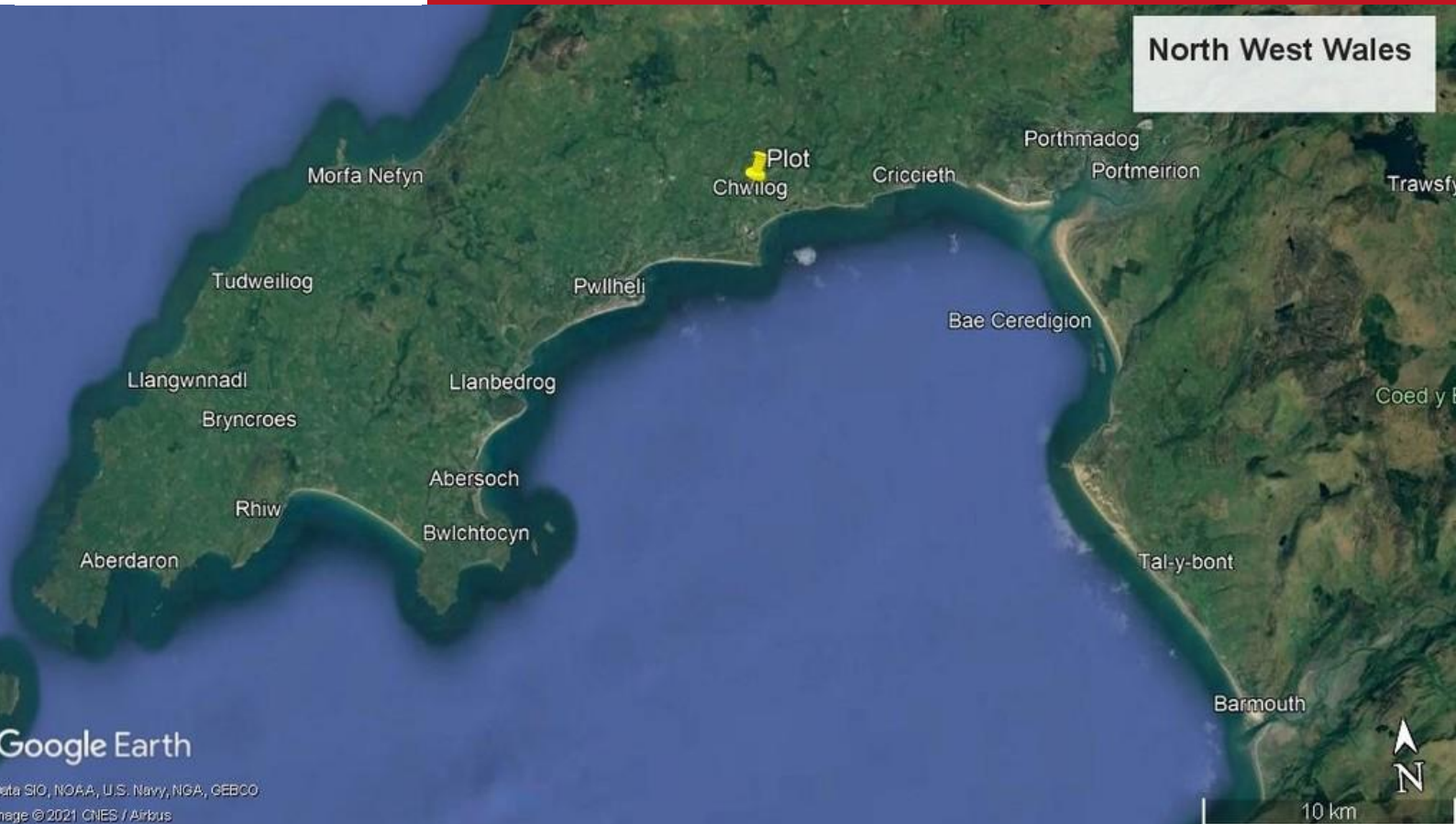




**PLOT AT BRO SION WYN
CHWILOG LL53 6NJ
OFFERS IN REGION OF £180,000**





CROESO | WELCOME:

Cyfle arbennig i brynu plot o dir sylweddol gyda Chaniatad Cynllunio i adeiladu tŷ unigol (Cyf C17/0565/41/LL) mewn pentref poblogaidd.

Beth am fod yn rhan o adeiladu cartref newydd eich hun gyda chwi yn penderfynu ar y manylion i gyd.

Rare opportunity to acquire a substantial Building Plot with Planning Permission granted (Ref C17/0565/41/LL) to construct a two storey detached dwelling.

The level enclosed roadside plot is located in the popular residential village of Chwillog which offers daily shopping facilities, a Primary School, plus a pub/restaurant.

Situated in a rural area being close to country and coastal walks, several picturesque sandy beaches and the marina at Pwllheli.

Take this opportunity to be part of constructing your own home to your own specification.

Presently, permission has been granted to construct a detached house affording :-

CYNTEDD | ENTRANCE HALL:

W.C. off.



CEGIN FYW | OPEN PLAN KITCHEN, DINING AREA & LIVING AREA:

26' 6" x 24' 1" (8.10m x 7.35m) Maximum measurements plus bays.

IWTILITI | UTILITY:

7' 2" x 3' 7" (2.2m x 1.1m)

PEN GRISIAU | FIRST FLOOR LANDING:

LLOFFT 1 | BEDROOM 1:

12' 3" x 12' 8" (3.75m x 3.88m) Plus bays.

EN-SUITE:

LLOFFT 2 | BEDROOM 2:

13' 9" x 11' 0" (4.2m x 3.37m) Maximum measurements.

EN-SUITE:

LLOFFT 3 | BEDROOM 3:

10' 5" x 10' 2" (3.2m x 3.12m) Maximum measurements.

LLOFFT 4 | BEDROOM 4:

7' 0" x 11' 0" (2.15m x 3.37m)

ALLAN | OUTSIDE:

Garden area and parking for several vehicles.

GWASANAETHAU | SERVICES:

Mains water and electricity are onsite. Mains drainage needs redirecting and connecting.

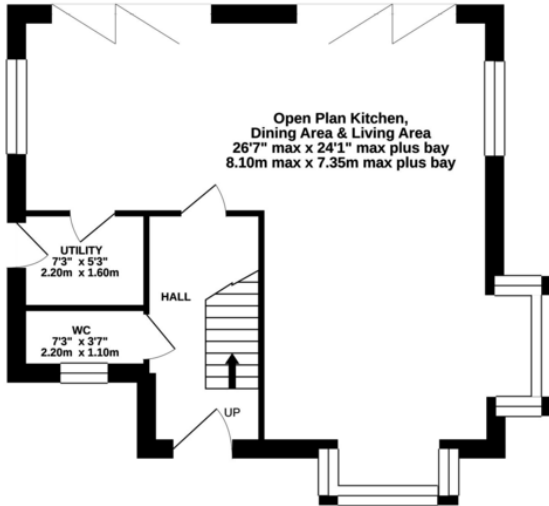
(SAP) EPC:

Awaiting information.

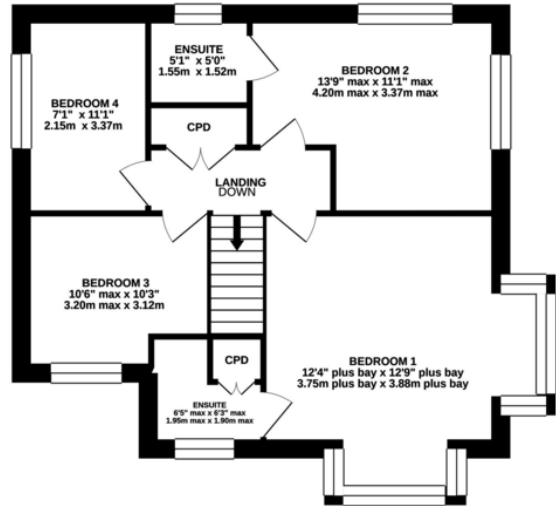
CYFARWYDDIADAU | DIRECTIONS

From Criccieth take the 3rd access at the roundabout for Chwilog. The plot can be found on your left hand side opposite Cwrt Carrog as you enter Bro Sion Wyn.

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.1 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