

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Hafodlas, Llwynhudol, LL53 5YF

Reduced to £450,000

- Cartref Ar Wahân Hyfryd | Superior Detached Residence
- Golygfeydd Bendigedig | Spectacular Sea Views
- Parcio a Garej | Ample Parking & Garage
- Ar gyrion Pwllheli | Sought-After Elevated Position
- 4 Llofft, 2 Lolfa a Heulfan | 3 Receptions & 4 Bedrooms
- Gerddi i'r blaen a'r cefn | Delightful Gardens



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No Chain / Vacant Possession Mae'n bleser gan Werthwyr Eiddo Tudor ag Syrfewyr Siartredig gynnig y cartref ar wahân hyfryd hwn ar werth, wedi'i leoli mewn ardal boblogaidd sy'n mwynhau golygfeydd bendigedig o'r môr dros Fae Ceredigion gyda mynyddoedd Canolbarth Cymru thu hwnt. Mae safle Hafodlas ar gyrion Pwllheli, tref farchnad Penrhyn Llyn, ac o fewn pellter teithio cyfleus i'r dref a'i wasanaethau. Mae'r llety eang a chyfforddus hwn yn manteisio'n llawn ar y golygfeydd. Yn gryno, mae'n cynnwys y canlynol: - Cyntedd. Ystafell Fwyta. Lolfâ. Cegin. Heulfan. Iwtiliti. Toiled. Pedair Ystafell Wely. Ystafell Ymolchi. Garej. Gerddi i'r blaen a'r cefn. Man parcio. I werthfawrogi'r lleoliad a'r golygfeydd trawiadol rydym yn argymhell yn gryf i chi ymweld.

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this delightful superior detached residence for sale, situated in a sought-after elevated position enjoying breathtaking sea views over open countryside, Cardigan Bay and the mountains of Mid Wales beyond.

Hafodlas is located on the outskirts of Pwllheli, the popular seaside town for the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and marina.

The spacious accommodation takes full advantage of the spectacular views and briefly comprises of the following: - Porch. Hall. Dining Room. Lounge. Kitchen-Diner. Conservatory. Utility. Downstairs Toilet. Four Bedrooms & Bathroom on the first floor. Drive & Ample Parking. Delightful Gardens & Grounds all benefitting from the spectacular views. Garage.

A viewing is highly recommended to truly appreciate the stunning location and views.

GROUND FLOOR

Porch

Hall

Radiator. Stairs to first floor. Under stairs cupboard, door to:

Toilet

Low level w.c. Washbasin.

Dining Room 11'6 x 12'10 (3.51m x 3.91m)

Radiator. Fireplace.

Lounge 12'0 x 14'2 (3.66m x 4.32m)

Bay window with spectacular views. Radiator. Living flame gas fire.

Kitchen 11'4 x 16'10 (3.45m x 5.13m)

Fitted kitchen units with stainless steel sink unit. Integral oven and hobs. Space for fridge. Radiator. Gas fire stove. Patio door to:

Conservatory 9'8 x 10'11 (2.95m x 3.33m)

Utility 12'1 x 6'6 (3.68m x 1.98m)

Outside door to rear. Pantry cupboard. Kitchen unit with stainless steel sink unit. Plumbing for washing machine.



FIRST FLOOR

Landing

Radiator.

Rear Bedroom (West) 7'8 x 7'1 (2.34m x 2.16m)

Radiator.

Front Bedroom (West) 11'4 x 12'10 (3.45m x 3.91m)

Radiator. Fitted wardrobes.

Front Bedroom (Middle) 12'11 x 12'11 (3.94m x 3.94m)

Radiator.



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Front Bedroom (East) 10'2 x 12'11 (3.10m x 3.94m)

Radiator.

Bathroom

Low level w.c. Bidet. Pedestal washbasin. Panelled bath with shower over. Cupboard with combi boiler for central heating and hot water.

OUTSIDE

Drive with ample parking. Delightful gardens surrounding the property to front and rear with spectacular views.

Garage 9'9 x 20'11 (2.97m x 6.38m)

Remote controlled electric door, mains electricity sockets and lighting.

SERVICES

We understand that mains water, electricity and drainage are connected to the property. LPG Gas Tank, no mains gas in the area. 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.

GWYNEDD COUNCIL

Tax Band F



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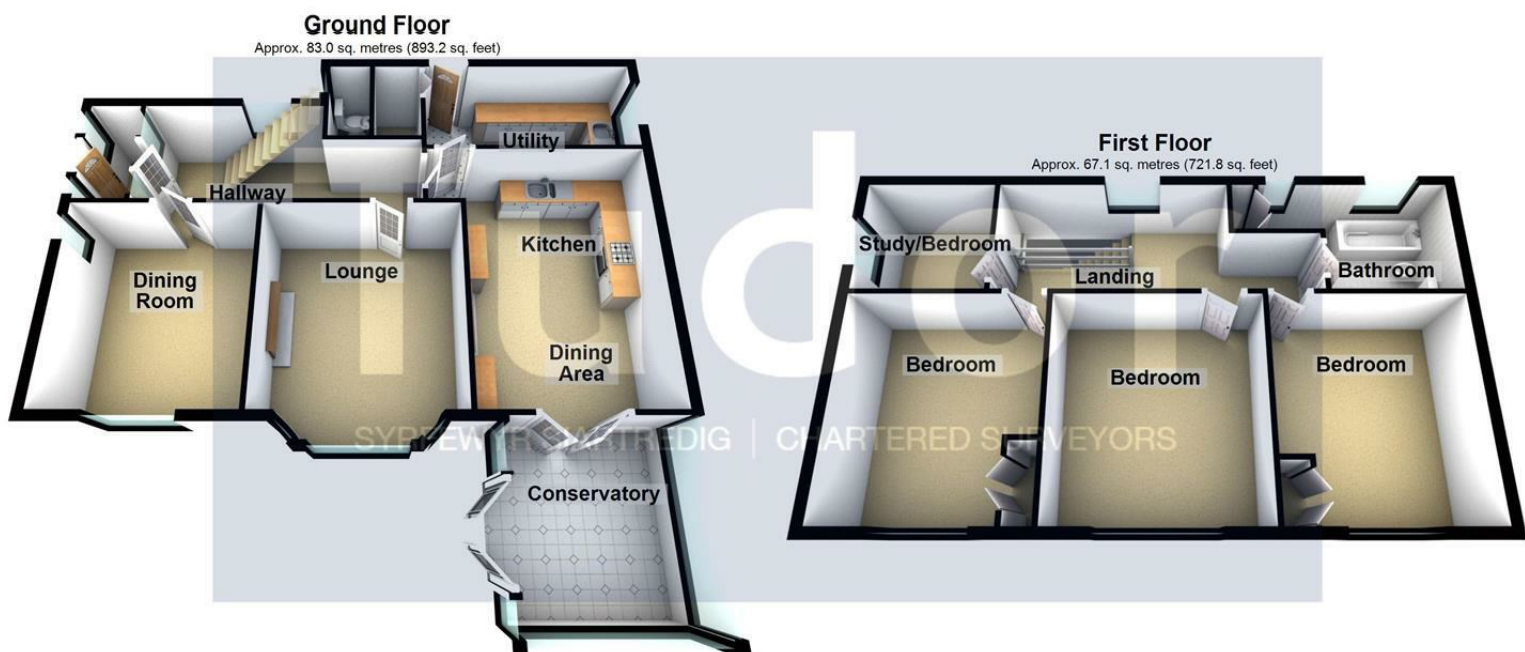
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Total area: approx. 150.0 sq. metres (1615.0 sq. feet)

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Hafodlas, Llwynhudol, 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	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(32 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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