

Tudor

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Morawel , Pistyll, LL53 6LR

£385,000

- Deatched Residence
- Spectacular Sea Views
- Garage, Parking & Stores
- Rural Village
- 2 Reception Rooms & 3 Bedrooms
- Inspection Recommended



Morawel , Pistyll, LL53 6LR

This charming detached residence is situated in Pistyll, a rural village on the North coast of the glorious Llyn Peninsula. Pwllheli the market town for the area is only about 8 miles.

The property has the benefit of Spectacular views over Caernarfon Bay towards Holyhead and South Stack lighthouse. The comfortable and spacious accommodation briefly comprises the following: Lounge. TV lounge/fourth bedroom. Kitchen/diner. Utility. Three bedrooms and bathroom on the first floor. Drive with ample parking. Patio area. Garage and stores.

The property has the benefit of central heating on the first floor and under floor heating on the ground floor. There is an opportunity to acquire a further acre of land, available by separate negotiation.

GROUND FLOOR

Main hall

With stairs to first floor. Under stairs cupboard.

Lounge 11'1 x 15'9 (3.38m x 4.80m)

Mock fireplace. Spectacular views over Caernarfon Bay towards Holyhead and South Stack lighthouse. Under floor heating throughout the ground floor.

TV Lounge or fourth bedroom 11'9 x 14'5 (3.58m x 4.39m)

Spectacular sea views.

Shower room / toilet 7'11 x 5'2 (2.41m x 1.57m)

Electric towel warmer/radiator. Low level W.C. Tiled floor. Wash basin with cupboards under.

Inner hall

Outside door to rear parking and patio.

Kitchen 19'3 x 14'1 maximum (5.87m x 4.29m maximum)

Kitchen units incorporating: Gas hob. Electric oven. Single drainer stainless steel sink unit. One and a half bowl with mixer tap. Integral dishwasher and fridge. Stone effect laminate floor. Under floor heating.

Utility 7'10 x 7'11 (2.39m x 2.41m)

Single drainer stainless steel sink unit . Combi oil boiler for under floor heating, radiators on the first floor and hot water.



FIRST FLOOR

Landing

Radiator.

Main bedroom 9'4 x 20'2 (2.84m x 6.15m)

Dormer and gable window. Spectacular sea views. Built-in wardrobe. Eaves storage. Radiator.

Bathroom 9'7 x 9'6 (2.92m x 2.90m)

Panelled bath. Shower attachment. Low level W.C and wash basin unit with storage. Eaves storage. Dormer window.



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Rear bedroom (East) 11'10 x 9'5 (3.61m x 2.87m)

Velux and gable window. Radiator.

Front bedroom 11'11 x 11'2 maximum (3.63m x 3.40m maximum)

'L' shaped room. Radiator. Dormer and gable window.

OUTSIDE

Drive and ample parking area. Paved patio.

There is an additional area of land to the rear of the property. See plan.

GARAGE 36'5 x 20'8 (11.10m x 6.30m)

Plumbing for washing machine and with stores to the rear.

SERVICES

We understand that mains water, electricity and drainage are connected to the property. Oil boiler for under floor heating, radiators and hot water. 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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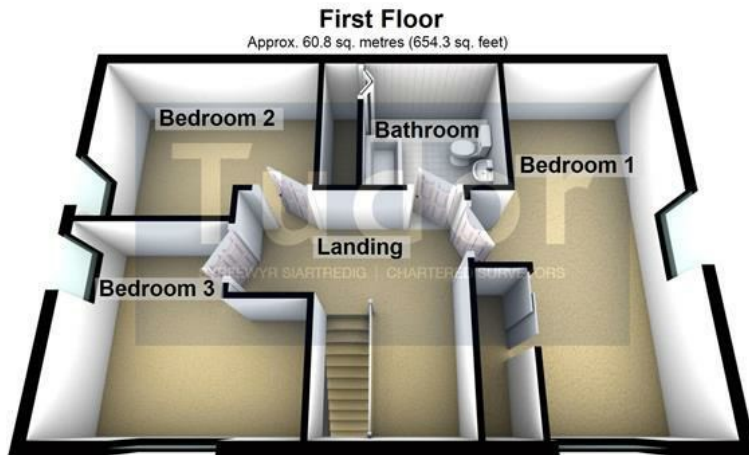
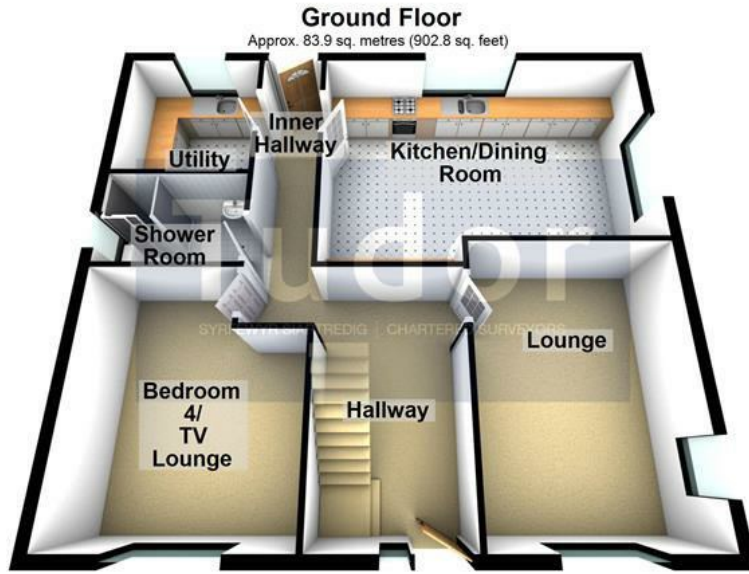
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Total area: approx. 144.7 sq. metres (1557.0 sq. feet)

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Energy Efficiency Rating	Current	Target	Environmental Impact (CO ₂) Rating	Current	Target
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 69, Target 80
Environmental Impact (CO₂) Rating: Current C, Target C

