

# Tudor

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



## Four Crosses, Rhiw, LL53 8AG

**£449,000**

- Charming Country Cottage
- Superb Sea & Countryside Views
- Annexe with Additional Living Accommodation
- Delightful Rural Area
- Picturesque Village on the South Side
- Beautiful Gardens with Hot Tub



# Four Crosses, Rhiw, LL53 8AG

Tudor Estate Agents & Chartered Surveyors are pleased to present for sale this charming traditional Welsh cottage including a detached annexe located in this delightful rural area with truly breathtaking sea & countryside views.

Rhiw, is a small picturesque village on the south side of the glorious Llyn Peninsula, known for its stunning views, and only few miles from Aberdaron on the western extremity and 8 miles from Abersoch the renowned seaside holiday resort. The elevated position provides spectacular rural and sea views towards Ynys Enlli.

Four Crosses has been extensively and sympathetically renovated to provide comfortable living accommodation with many of the cottage features been retained, providing the following accommodation: Lounge. Kitchen. Conservatory. Bathroom. Bedroom. Crog Loft Bedroom.

The annexe comprises a games room, shower room, kitchenette & utility area and studio bedroom enjoying spectacular views.

Delightful Gardens surrounding the property benefiting from a Hot Tub, the most perfect retreat. Off-Road Parking. Don't miss the opportunity in arranging a viewing of this beautiful home.

## THE COTTAGE

### GROUND FLOOR

#### Lounge 13'4 x 15'0 (4.06m x 4.57m)

Exposed stone fireplace with multi fuel stove. Open beams. Radiator. Stairs to first floor Crog Loft. Step down to:

#### Conservatory 20'9 x 8'4 (6.32m x 2.54m)

Stone tiled floor with underfloor heating. Radiator. Patio doors to garden.

#### Kitchen 7'5 x 14'10 (2.26m x 4.52m)

Cottage style kitchen with granite worktops. Integral dishwasher. Stone tiled floor. Electric AGA (potentially available at a price to be agreed). Step down:

#### Inner Hall

#### Bedroom 11'7 x 8'7 (3.53m x 2.62m)

Stone tiled floor with underfloor heating. . Radiator. Open beams.

#### Bathroom 7'1 x 5'8 (2.16m x 1.73m)

Modern white suite comprising P Bath with shower over. Low level w.c. Pedestal washbasin. Towel radiator. Tiled walls and floor with underfloor heating. Open beams.

### FIRST FLOOR

#### Crog Loft 7'7 x 12'8 (2.31m x 3.86m)

Dormer window. Radiator.

### THE ANNEXE



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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

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## GROUND FLOOR

### Games Room 10'1 x 17'10 (3.07m x 5.44m)

Radiator. Tiled floor. Open beams. Opening to:

### Inner Hall

Stairs to first floor with under stairs storage area with plumbing for washing machine. Two Radiators. Door to storage area.

### Shower Room

Shower cubicle. Low level w.c. Pedestal washbasin. Towel Radiator.

### Kitchenette

Kitchen unit with sink unit. Electric Hobs. Integral fridge.

## FIRST FLOOR

### Studio Bedroom 11'8 x 14'3 (3.56m x 4.34m)

Limited headroom at eaves. Radiator. Four Velux windows with spectacular views.

## OUTSIDE

Delightful gardens enjoying breathtaking views towards Ynys Gwylan & Ynys Enlli. Covered Hot Tub area enjoying the spectacular views. Off-Road Parking.

## SERVICES

We understand that mains water, drainage and electricity are connected to the property. Oil Fired Central Heating with two separate systems for the cottage & annexe. 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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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			
		41	71
England & Wales		EU Directive 2002/91/EC	

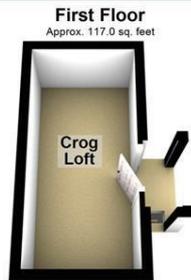
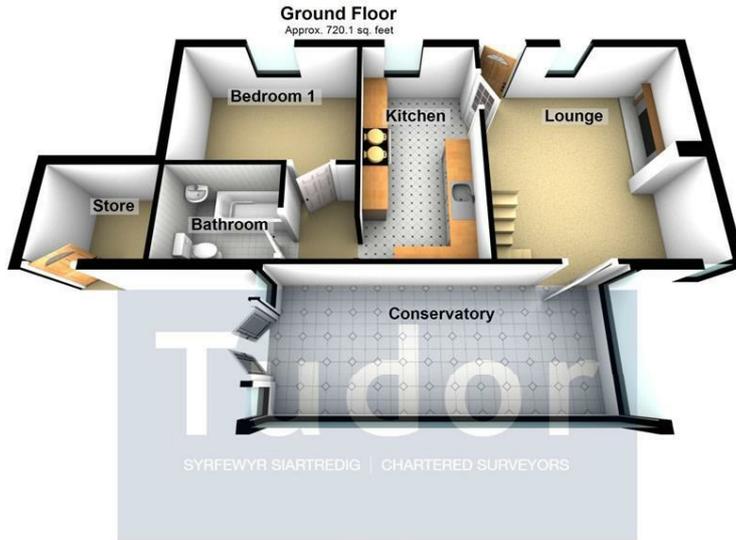
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales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



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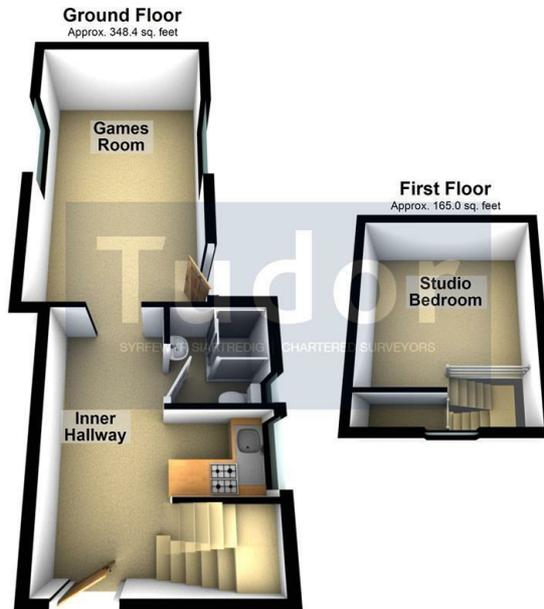
# Four Crosses, Rhiw, LL53 8AG



Total area: approx. 837.1 sq. feet

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Plan produced using PlanUp.

Four Crosses, Rhiw, Pwllheli



Total area: approx. 513.5 sq. feet

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Annexe Four Crosses, Rhiw, Pwllheli



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