

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

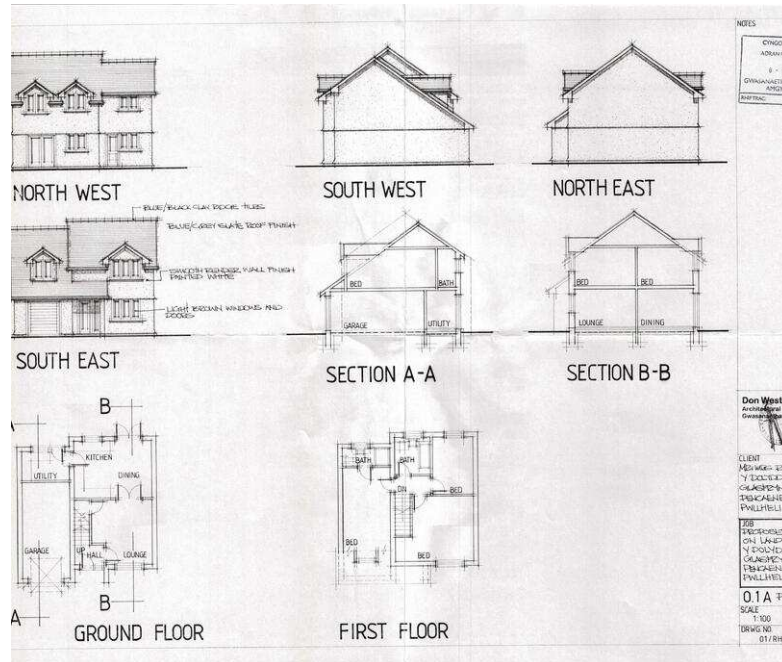
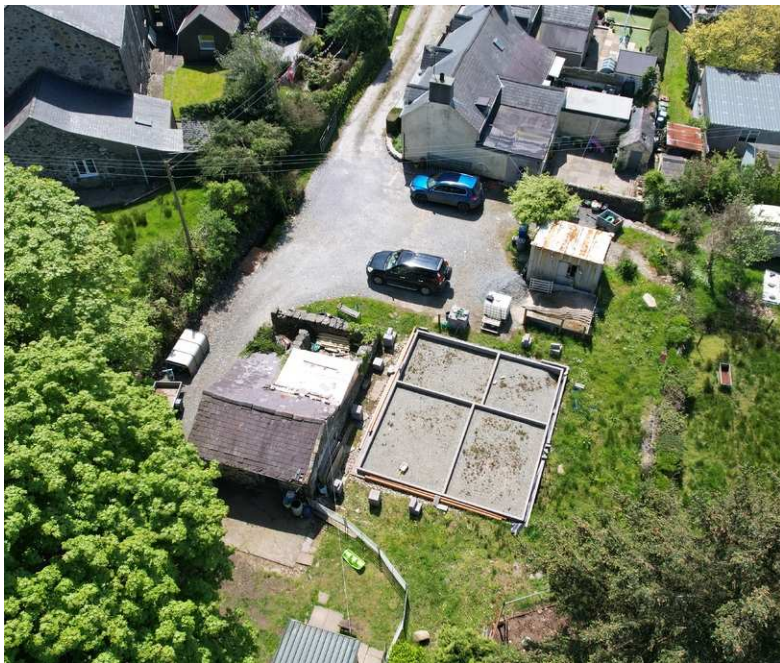
4.27ac - Plot for 3 Bed Detached - 1 Bed End of Terrace

4 Glasfryn Terrace, Pencaenewydd

Pwllheli, LL53 6RB

Offers in excess of: £265,000

www.lwhproperty.com



4 Glasfryn Terrace, Pencaenewydd LL53 6RB

Cyfle prin i fod yn berchen ar fwthyn wedi'i adnewyddu gyda plot ar gyfer cartref tair- llofft mewn 4.27 erw o dir ym Mhentref Pencaenewydd, ger Pwllheli.

Prin yw'r cyfleoedd i ddod o hyd i eiddo gwledig gyda potensial i adeiladu cartref newydd — mae caniatâd cynllunio ar gwaith sylfaen eisoes wedi'i sefydlu. Mae'r bwthyn un llofft wedi'i adnewyddu yn ddiweddar ac yn barod i symud mewn.

Rare opportunity to acquire a recently refurbished one-bedroom cottage set within approximately 4.27 acres, with an approved building plot for a new three-bedroom detached dwelling. Affordable properties with this amount of land and development potential rarely become available.

The cottage has been thoughtfully modernised by the current owners and is ready to move into. Upstairs has been reconfigured from two compact rooms into one generous bedroom, and a small side extension now provides a good-sized bathroom.

To the rear are a number of useful outbuildings, including a recently constructed solid block structure with a concrete floor.

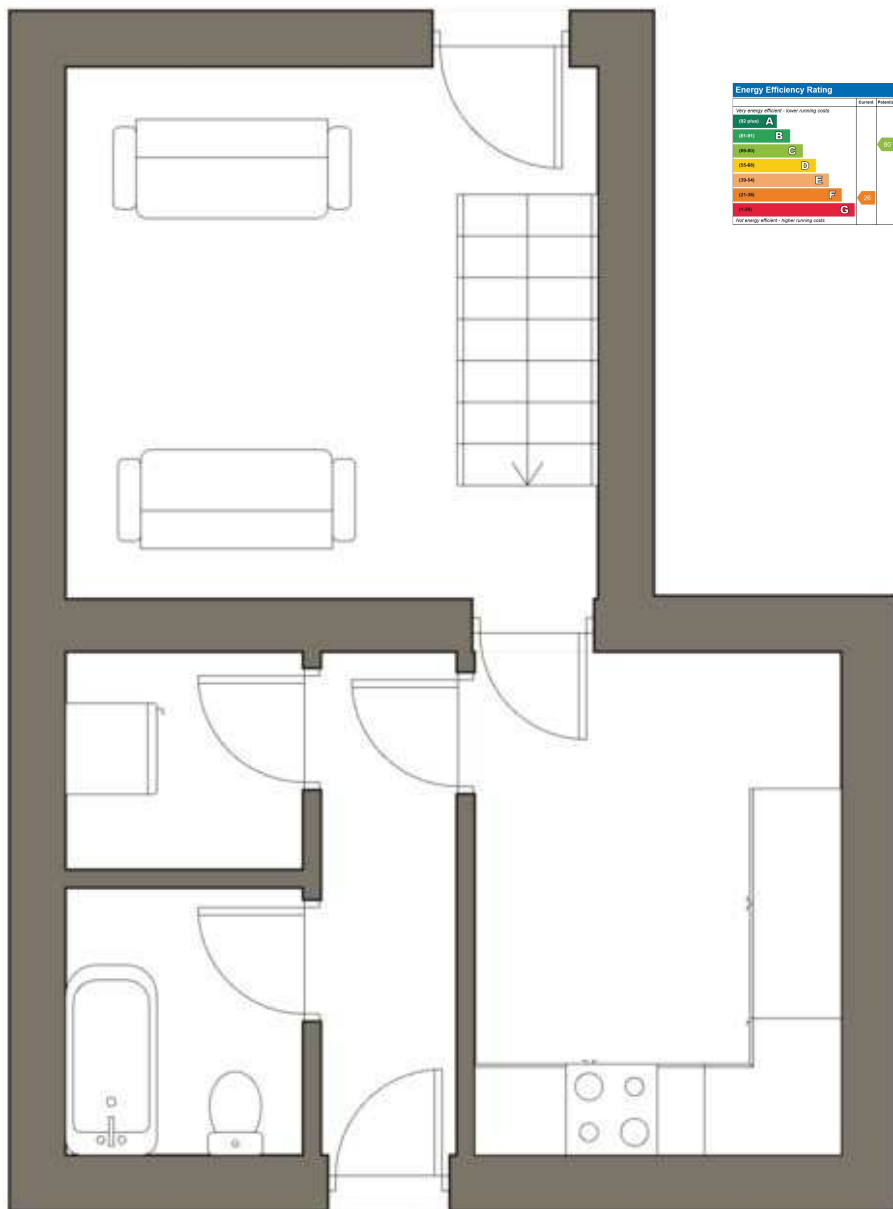
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents



The building plot has planning permission for a three-bedroom detached house (Reference: C16/0360/41/LL) and the discharge of conditions has been granted (Reference: C21/0406/41/RA). Foundations are already in place and the plot is subject to a Section 106 agreement.

The land extends to approximately 4.27 acres divided into six enclosures and is currently used as a smallholding for a small herd of sheep, goats and poultry. A natural spring is located centrally within the grounds.

A static caravan is sited on the land and is connected to services.

Y Dolydd lies approximately 4 miles south of Pwllheli and around 14 miles from Caernarfon, with convenient access to local amenities and the coast. For further information or to arrange a viewing, please contact the selling agent.

The Cottage comprises of:

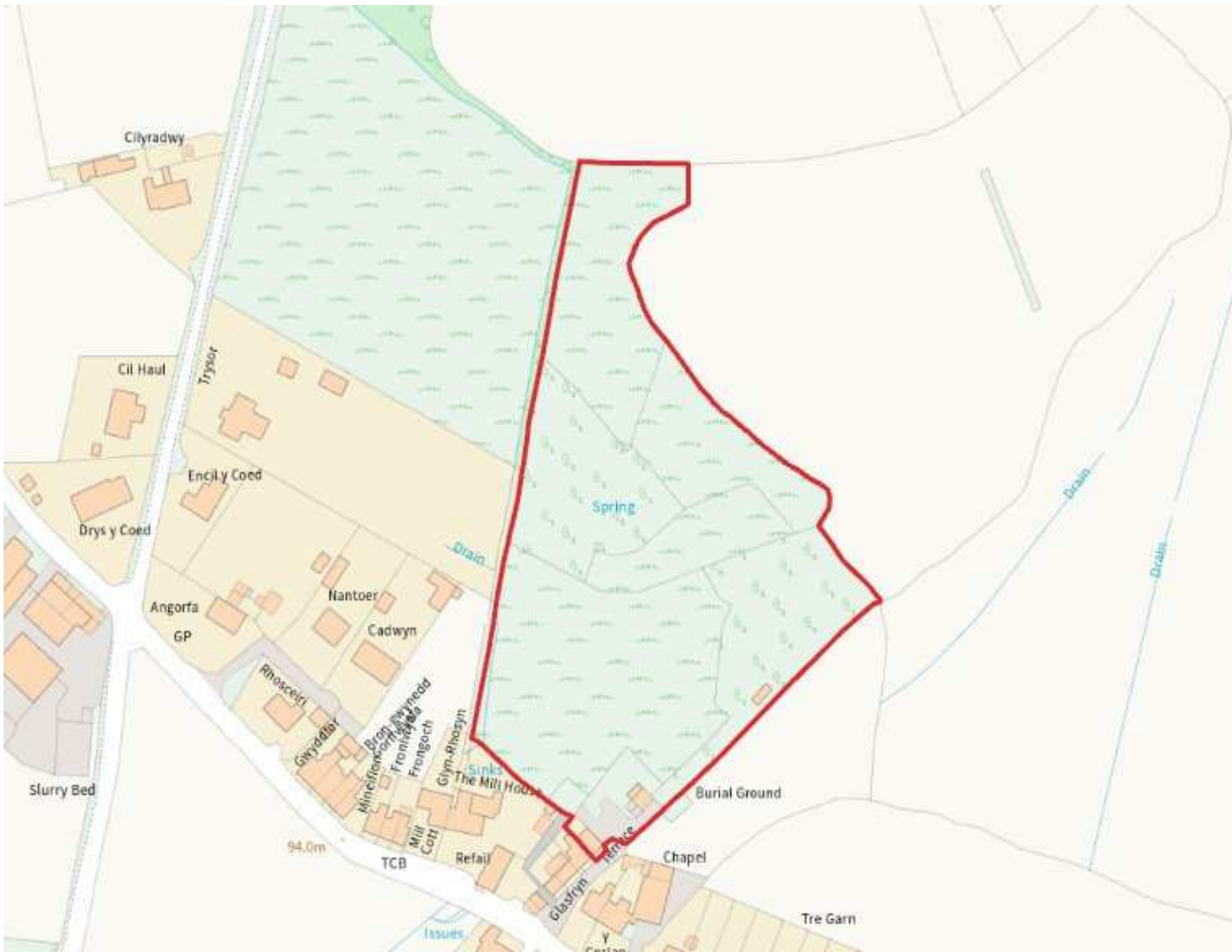
Porch 1.06m x 1.39m
 Living Room 3.44m x 3.42m
 Fireplace with Back Boiler, Stairs to 1st Floor
 Kitchen 2.41m x 3.31m
 Fitted Units and Electric Appliances.
 Hallway 0.9m x 3.31m
 Utility Room 1.56m x 1.67m
 Bathroom 1.62m x 1.67m
 Bath, Shower Over Bath, WC and Basin.

Bedroom 3.55m x 3.71m
 Integrated Wardrobe 0.65m x 1.56m

UPVC and Timber Windows and Doors
 Mains Water
 EPC: F
 Council Tax Band: B

The property is of traditional construction under part slate and part flat roof.

Directions From Pwllheli head towards Y Ffor, and proceed on the A499 towards Llanaelhaearn. Approximately half a mile after Glasfryn Parc, at the cross roads turn right towards Pencaenewydd. Follow the single track road for 1 mile through the village, the property is located at the end of the lane in 500 yards.



Method of Sale:
The land is offered for sale
by Private Treaty.

Boundaries:
Any Purchaser shall be
deemed to have full
knowledge of all boundaries
and the Agents are
responsible for defining the
boundaries or ownership
thereof.

Viewing:
Strictly by appointment only.

Tenure:
We are advised that the land
is Freehold with vacant
possession on completion.

Planning Notice:
The property is sold subject
to any existing or future
statutory notices.
Purchasers should make
their own enquiries
regarding any designations
and satisfy themselves as to
the adequacy of planning
consents, licenses, historic
use or planing appeals.