



Tom Parry

13, Lon Cernyw, Bwlchtocyn, LL53 7DH

Offers over £400,000

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Tom Parry & Co are delighted to offer for sale this beautifully refurbished detached bungalow occupying an elevated position overlooking the beaches of the popular seaside town of Abersoch.

'Tir Haf' is situated in the rural village of Bwlchtocyn, considered to be the "Jewel of the Llyn Peninsula", sitting above the hustle and bustle of the busy town. The property has been refurbished to a very high standard, including a full rewire and internal modifications to create a spacious open plan living and kitchen area. The kitchen is fully fitted with integrated appliances throughout, including a wine fridge set within a modern island unit. The living area has a log burning stove and doors to the garden at the rear. There are three good sized bedrooms, an attached double garage and gardens at the front and rear.

This property would make a fantastic family home or has great investment potential. Early viewing is recommended.

Our Ref: C369

ACCOMMODATION

All measurements are approximate

Entrance Hallway

with wood effect flooring and 'smart' electric radiator

Shower Room

with tiled shower cubicle; wash basin set in vanity and low level WC

Open Plan Kitchen/Living/Dining Room

'L' Shaped

Kitchen

with a range of modern base units with worktops over; ceramic sink and drainer; integrated dishwasher; integrated under counter fridge; central island housing integrated electric oven; integrated induction hob; integrated wine fridge; breakfast bar area and feature downlighting with integrated extractor fan

Living/Dining Area

with dual aspect windows and door to rear garden; feature log burner; wood effect flooring and 'smart' radiators

Utility Room

with a range of fitted base units housing integrated washing machine and under counter freezer; tall larder cupboard and door to garden

Inner Hallway

with two built in cupboards

Bedroom 1

with carpet finish and 'smart' radiator

Bedroom 2

with 'French' doors to garden; carpet finish and 'smart' radiator

Bedroom 3

with 'French' doors to garden; carpet finish and 'smart' radiator

Bathroom

with large walk in rain shower with glass screen; wash basin set in vanity; low level WC with concealed cistern; heated towel rail and modern feature tiled walls

EXTERNALLY

The property is accessed via a private driveway to the front of an attached double garage with electric operated door. There are lawned gardens with mature trees to the front, with stunning sea views towards Abersoch.

At the rear there is a good sized private garden laid to lawn with mature shrubs and plants. External lighting and integrated sound system has also been installed to the rear of the house.

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold
Council Tax: Band F
Private parking and double garage.
Traditional construction.



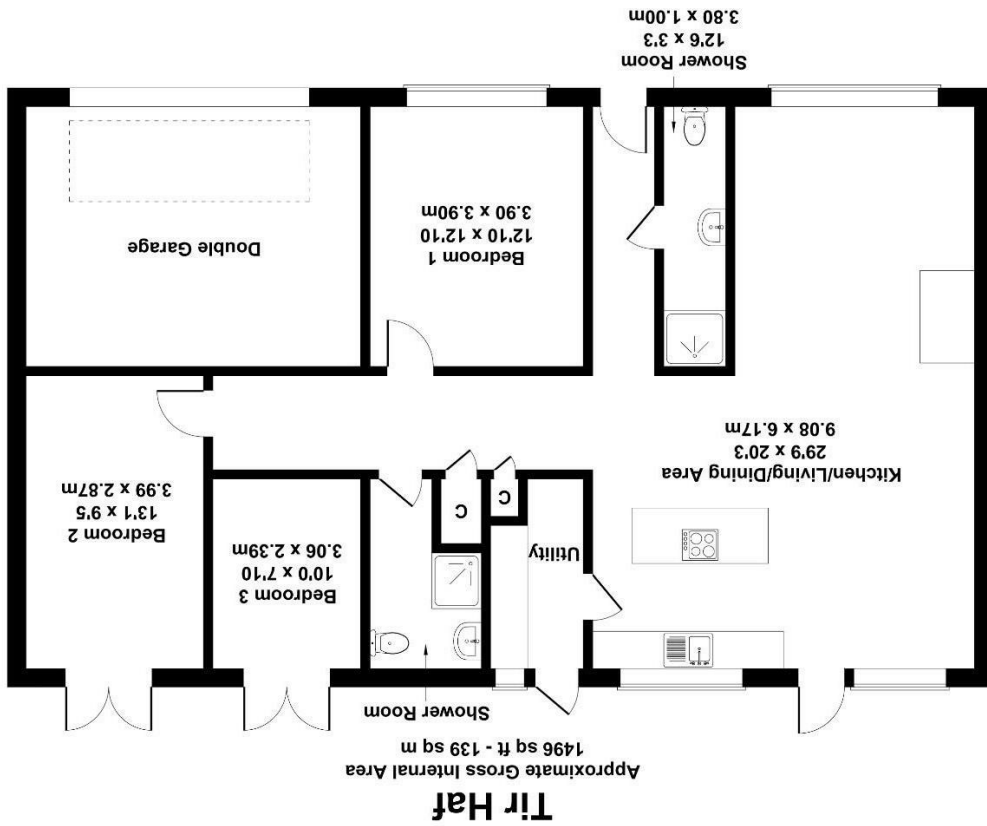




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Not to Scale. Produced by The Plan Portal 2024
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

