

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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1 Penybont, Afonwen, Chwillog, LL53 6RZ

Guide price £228,500

- Semi-Detached Cottage
- Walking Distance to the Beach
- 2 Receptions, 2 Bedrooms & Loft Room
- Rural Location near Chwillog
- Attractive Landscaped Gardens
- Viewing Highly Recommended



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Tudor Estate Agents & Chartered Surveyors are delighted to present this semi-detached cottage, set in a peaceful rural position on the outskirts of Chwillog and within walking distance of the beach at Afonwen. The location is ideally placed for Pwllheli, the market town, and the popular coastal town of Criccieth.

The property offers comfortable accommodation with charming cottage character, and is arranged as follows: Hall and Lounge on the ground floor; Kitchen/Dining Room with Conservatory on the lower ground floor; Two Bedrooms and Shower Room on the first floor; and a Loft Room on the second floor.

Externally, the cottage enjoys attractively landscaped gardens with patio areas, a deck, and a useful workshop, creating a lovely outdoor setting for relaxation and practical use.

GROUND FLOOR

Hall

Radiator. Stairs to first floor.

Lounge 10'3 x 18'0 (3.12m x 5.49m)

Stone surround fireplace with multi fuel stove. Two radiators. Door to:

Rear Landing

Stairs down to lower ground floor.

LOWER GROUND FLOOR

Kitchen 13'1 x 9'0 (maximum 16'11) (3.99m x 2.74m (maximum 5.16m))

L shaped room. Part tiled floor. Radiator. Understairs cupboard. Oil fired cooker for central heating, hot water and cooking. Electric hobs and oven. Plumbing for dishwasher. Sink unit. Two radiators.

Understairs Toilet 2'8 x 5'1 (0.81m x 1.55m)

Low level w.c. Washbasin.

Conservatory 13'4 x 8'7 (4.06m x 2.62m)

Slate tiled floor. UPVC double glazed windows and door to rear. Glass roof.

FIRST FLOOR

Landing

Stairs to second floor loft room.

Shower Room 5'11 x 2'10 (1.80m x 0.86m)

Low level w.c. Washbasin with cupboards under. Towel radiator. Shower cubicle with electric shower.

Rear Bedroom 7'9 x 9'7 (2.36m x 2.92m)

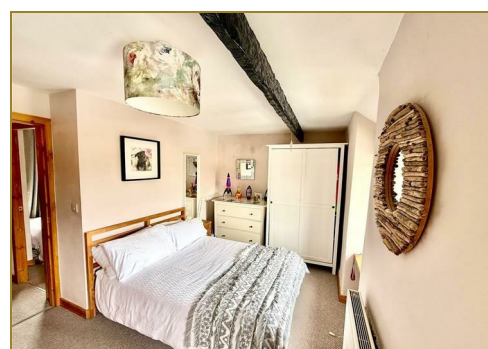
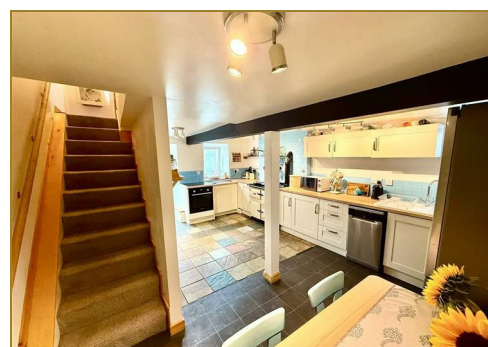
Radiator.

Front Bedroom 13'7 x 8'4 (4.14m x 2.54m)

Radiator.

LOFT ROOM 13'1 x 10'0 (3.99m x 3.05m)

Limited headroom at eaves. Two velux rooflights.



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OUTSIDE

Rear garden with a paved patio and a side gate leading to the street. Further paved patio area, lawn, and a decked garden.

Workshop 9'5 x 15'0 (2.87m x 4.57m)

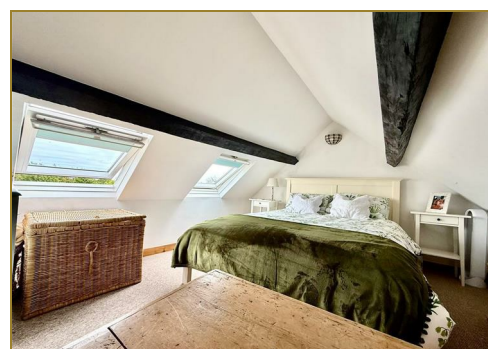
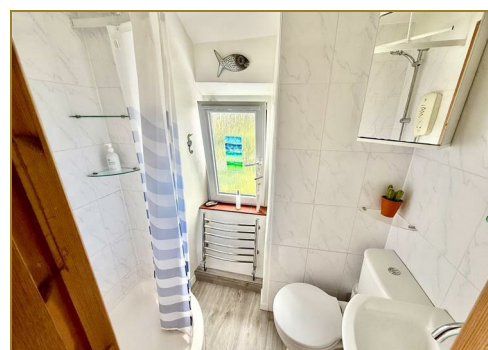
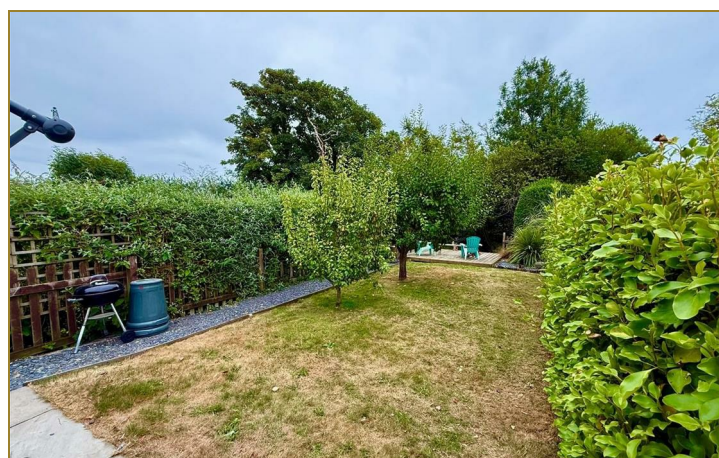
(Prefabricated).

SERVICES

We understand that mains water, drainage and electricity are connected to the property. 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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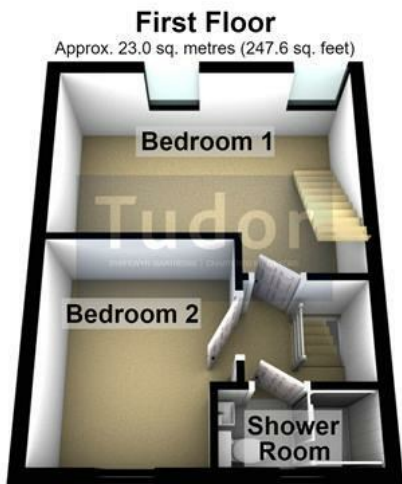
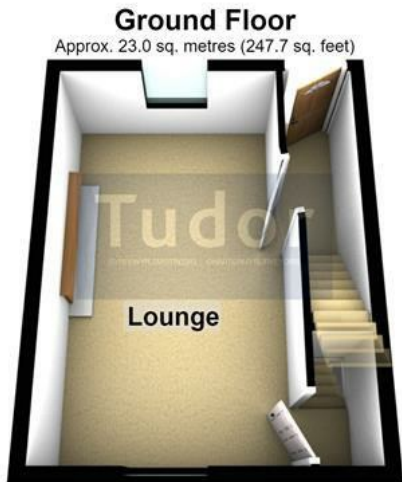
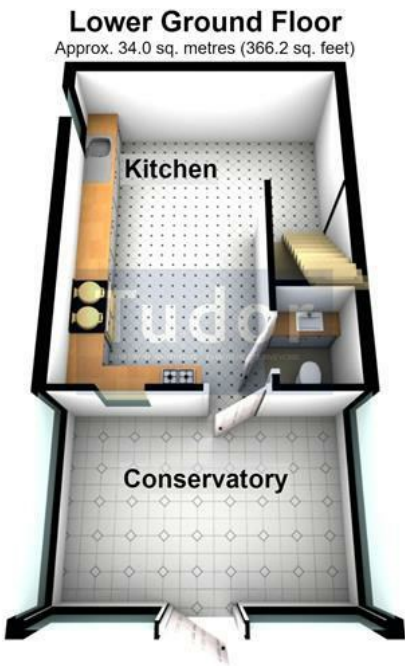
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Total area: approx. 92.9 sq. metres (1000.1 sq. feet)

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Plan produced using PlanUp.

From Pwllheli proceed along the A497 in the direction of Porthmadog. Pass the roundabout at the entrance to Hafan y Mor Holiday Park and then at the next roundabout turn right (third exit), then left and 1 Penybont is just after the small terrace of cottages. SH 438-375. Sat Nav: LL53 6RZ What3Words ///crackles.destroyer.forgives

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			
(21-31) B			
(9-20) 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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