Tudor

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

5 Cae Arfryn, Mynytho, LL53 7RJ

£238,500

- Semi-Detached Residence
- Convenient for Abersoch & Llanbedrog
- Spacious Accommodation
- Elevated Position
- Three Bedrooms
- Garage, Garden & Ample Parking Area

5 Cae Arfryn, Mynytho, LL53 7RJ

Occupying an elevated position within a peaceful rural village on the southern side of the Llyn Peninsula, 5 Cae Arfryn is a spacious three-bedroom semi-detached home offering generous and versatile accommodation in an attractive countryside setting.

The property is well suited to modern living, benefitting from an air-source heating system and solar panels. The accommodation briefly comprises of: Front Porch/Utility. Hall. Toilet. Lounge-Diner, opening to Kitchen. On the first floor: Landing. Bathroom & Three Bedrooms. Outside, there is a garage, ample off-road parking, established garden areas and a greenhouse, providing excellent space for outdoor enjoyment.

Its location combines a quiet village atmosphere with convenient access to the highly regarded coastal destinations of Abersoch and Llanbedrog, renowned for their beaches, sailing, restaurants and leisure amenities. An appealing home offering space, practicality and a desirable elevated setting, ideally positioned for enjoying both the rural and coastal lifestyle of the Llyn Peninsula.

PLEASE NOTE: The property is subject to a Section 106 Local Occupancy Restriction, and interested parties are advised to confirm that they satisfy the relevant qualifying criteria.

GROUND FLOOR

FRONT PORCH/UTILITY 5'2 x 9'8 (1.57m x 2.95m)
Pre-lagged cylinder. Radiator.

HALL
Stairs to first floor. Radiator. Understairs cupboard.

TOILET
Low level WC. Washbasin.

LOUNGE-DINER 11'8 x 27'7 (3.56m x 8.41m)
Two radiators. Patio door to rear garden. Opening to kitchen.

KITCHEN 8'7 x 11'5 (2.62m x 3.48m)
Fitted kitchen with oven and grill. Hobs with extractor hood over. Single drainer stainless steel sink unit. Tiled floor. Door to hall.

LANDING ( )
Radiator.

BATHROOM 7'0 x 8'9 (2.13m x 2.67m)
Plus recess for toilet. Low level WC. Washbasin. Panelled bath. Radiator. Velux roof light.

FRONT BEDROOM 9'2 x 11'11 (2.79m x 3.63m)
Velux. Radiator.

BEDROOM 8'7 x 11'2 (2.62m x 3.40m)
Velux. Radiator.

MAIN BEDROOM 10'9 x 15'0 (3.28m x 4.57m)
Radiator. Velux window.

OUTSIDE
Ample parking area to the front with greenhouse. Rear and side garden.

GARAGE
Up and over door.

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SERVICES
We understand that mains water and electricity are connected to the property. Drainage is a private pump system, details to be provided. Air sourced heat pump and solar panels. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE
We understand the property is freehold with vacant possession available on completion. This property is subject to a section 106 Agreement, whereby the purchase price must be fixed at 40% of market value.

COUNCIL TAX
BAND 'C'

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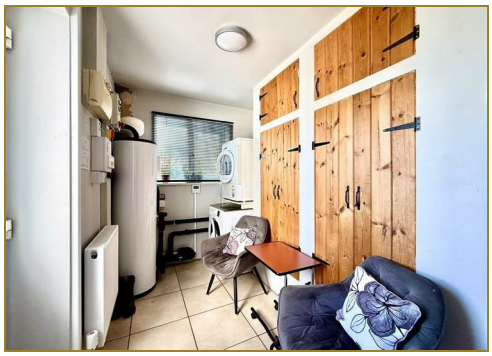

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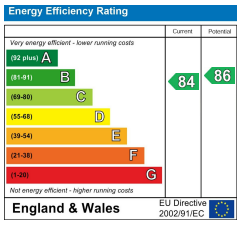

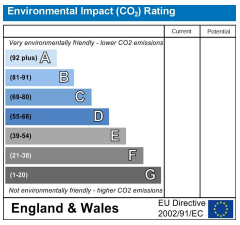

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