



**1 COACH HOUSE, RHYDYCLAFDY, PWLLHELI LL53 8TS
OFFERS IN EXCESS OF £325,000 INVITED BY
12:00 NOON ON TUESDAY 15TH MARCH 2022**





CROESO | WELCOME:

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All offers should be submitted on the **OFFER FORM** which is available upon request.

Dros y blynnyddoedd mae llawer o feddwl a chariad wedi mynd mewn i greu yr eiddo arbennig yma. I werthfawrogi beth sydd ar gael mae yn rhaid i ddarpar brynwr ymweld â'r safle. Mae 1 Coach House yn rhan o iard ffarm Cefn Mine, yn rhannu'r ffordd a rhai gwasanaethau.

Mae'r eiddo wedi ei osod ar ddau lawr. Ar y llawr cyntaf mae yna ystafell haul, cegin gyda lle bwyta, llofft gyda stôf, cyntedd, iwtiliti. I'r ail lawr mae yna brif lofft gyda lle gwisgo a en-suite, llofft dwbl a llofft sengl neu swyddfa ac ystafell ymolchi. Gwres canolog a ffenestri pren gyda phaneli gwydr dwbl sydd yn cadw cymeriad yr eiddo.

Tu allan mae yna ddigon o le gyda gerddi, coed ffrwythau, siedau, lle parcio a chae, mae'r cwbl yn dod i tua 2.5 acer.

As the name suggests 1 Coach House is a



converted home which has been extended. Benefiting from oil central heating the wooden windows have double glazed units, which maintains the character and charm of the original building.

Set over 2 floors and the accommodation comprises conservatory, dining kitchen, lounge with gas stove, hall, utility to the first floor. On the second floor you will find the main bedroom is entered via the dressing area and has an en-suite, a double bedroom, single bedroom/study and family bathroom.

Outside there is ample space with off road parking, carport, rear seating area, gardens with fruit trees, sheds, steep woodland area leading to top paddock.

This property is one of those that you must see it for your self to appreciate what it has to offer together with the location.

YSTAFELL HAUL | CONSERVATORY:

11' 1" x 7' 2" (3.4m x 2.2m) Door to:

CEGIN FWYTA | DINING KITCHEN:

20' 11" x 9' 10" (6.4m x 3m) Overall measurements. Range of wall and base units. Gas hob, wooden windows with double glazed units, radiator. Step down to:

LOLF A | LOUNGE:

18' 0" x 13' 9" (5.5m x 4.2m) max Corner set gas stove, wooden windows with double glazed units, radiators.

CYNTEDD | HALL:

Double wooden doors to outside with double glazed units. Open tread stairs to first floor landing. Door to:

IWTILITI | UTILITY:

7' 2" x 6' 10" max (2.2m x 2.1m max) Toilet, wash hand basin, built-in storage cupboards.

PEN GRISIAU | FIRST FLOOR LANDING:

Access to roof space.

YSTAFELL GWISGO | DRESSING ROOM

Built-in wardrobes, step up and door to:

LLOFFT 1 | BEDROOM 1:

16' 8" x 10' 5" (5.1m x 3.2m) Dual aspect wooden windows with double glazed units. Radiator.





EN-SUITE:

Shower cubicle, vanity unit with wash hand basin, toilet.

LLOFFT 2 | BEDROOM 2:

10' 2" x 11' 5" (3.1m x 3.5m) Plus built-in wardrobes. Wooden window with double glazed units. Radiator.

LLOFFT 3 | BEDROOM 3:

13' 5" x 6' 6" (4.1m x 2m) Maximum measurements. Built-in wardrobes. Low level wooden window with double glazed units, radiator.



YSTAFELL YMOLCHI | BATHROOM:

8' 6" x 5' 10" (2.6m x 1.8m) Skylight. Panelled bath with electric shower over, toilet, bidet, wash hand basin, towel rail.

TU ALLAN | OUTSIDE:

Driveway providing parking leading to carport and rear patio area. Steps leading from driveway to sheds. Lawned gardens with mature trees, shrubs and fruit trees. Steep sloping woodland area. Paddock with 2 gated access and shared water trough. Approximately 2.5 acres in total.



GWASANAETHAU | SERVICES (NOT TESTED):

We believe that private water and drainage, mains electric, plus oil central heating are connected. Please note: The sellers are in the process of changing the shared drainage to an individual treatment system, located on the properties own grounds.

PERCHNOGAETH | TENURE:

Freehold.

CYFARWYDDIADAU | DIRECTIONS:

From Pwllheli proceed along Ala Road (Yr Ala). At the roundabout take 2nd exit onto A497. Proceed through the village of Efailnewydd. Proceed over the temporary bridge and take the next left. Follow this road until you see the road forking to the left (Cefn Mine). Follow this road toward the Cefn Mine estate (this part of this access road is also bridleway). 1 Coach House can be found on your right hand side before the road proceeds up the hill back onto the public road.

NODIADAU | NOTES:

The property is set within a working Estate/farm,



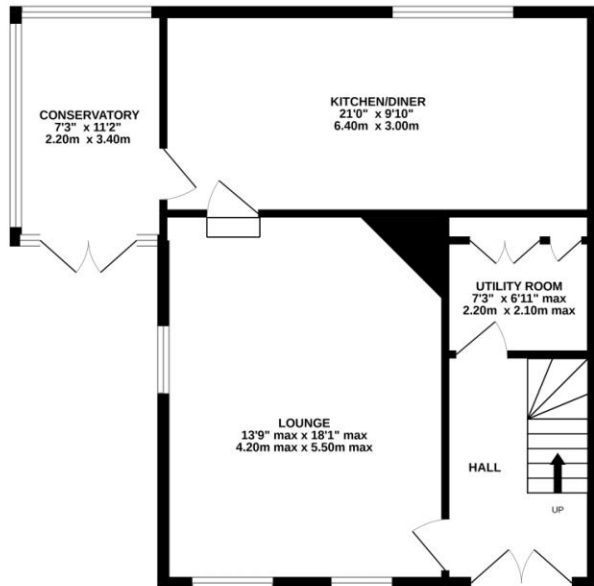


there are shoots during the season. Shared services are subject to proportionate splits. Any shooting rights over the subject property and costs to services should be clarified by the buyers solicitor prior to completion.

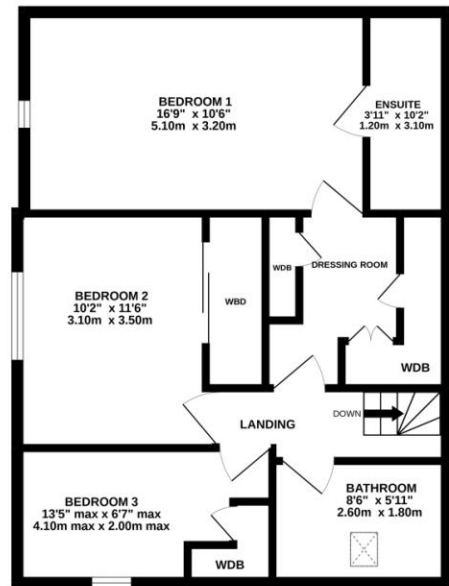


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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