



**YNYS BACH & TYDDYN ISA  
ABERERCH ROAD, PWLLHELI LL53 6YP  
£525,000**





## CROESO | WELCOME:

Cyfle i brynu dau eiddo gyda thir amaethyddol.

Mae Ynys Bach llawn cymeriad ac ar ddau lawr. Ar y llawr cyntaf mae yna lolfa, ystafell eistedd, ystafell fwyta, cegin, ystafell ymolchi. Ar yr ail lawr 3 llofft (1 en-suite), ystafell ymolchi. Gerddi o flaen yr eiddo, llefydd parcio, garej a gerddi i'r cefn.

Mae Tyddyn Isa yn cynnig lolfa ac ystafell eistedd, lle bwyta a chegin, 3 llofft, 2 ystafell ymolchi a iwtliti. Lle parcio, gerddi helaeth, padog i'r tu blaen a chaeau i'r cefn. Mae'r tir amaethyddol hyd at 2.9 acer.



An opportunity to acquire 2 properties with 2 separate titles on the popular Abererch Road. Out of town yet convenient for all the amenities offered and the beaches.

Ynys Bach is set over 2 floors. Ground floor has lounge with inglenook fireplace, sitting room, dining room, kitchen, shower room. 3 bedrooms (1 en-suite) and bathroom can be found on the first floor. Approached via a driveway there is ample parking, detached garage, gardens to front and rear.



Tyddyn Isa offers substantial accommodation of lounge with stove, sitting room, 3 bedrooms, dining hall, kitchen, bathroom and shower room, utility. Outside there is ample parking, extensive garden grounds, paddock to the front and land to the rear. The agricultural land extends to some 2.9 acres.



Ynys Bach and Tyddyn Isa is suitable for a range of opportunities such as a home for two families, or for a dependant relative as Tyddyn Isa is on one floor, or to provide an income from letting etc. A full inspection is recommended to appreciate the location and potential on offer.



#### **YNYS BACH:**

#### **CYNTEDD | PORCH:**

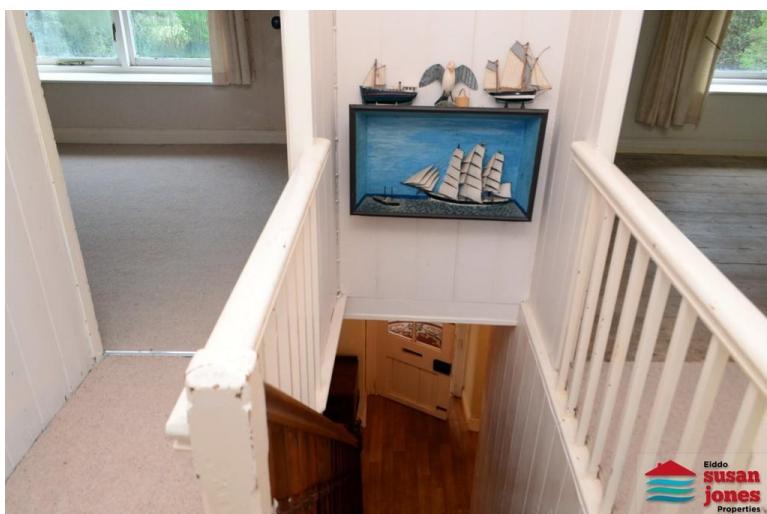
4' 7" x 5' 2" (1.4m x 1.6m) Wooden door, tiled floor, wooden door to:

#### **LOLFA | SITTING ROOM:**

9' 2" x 20' 11" (2.8m x 6.4m) Stairs to first floor. E7 storage heater.

#### **LOLFA | LOUNGE:**

10' 5" x 20' 11" (3.2m x 6.4m) Feature fireplace with stove, E7 storage heater.



#### **YSTAFELL FWYTA | DINING ROOM:**

13' 1" x 7' 10" (4m x 2.4m) E7 storage heater. uPVC double glazed window overlooking patio towards rear garden.

#### **CEGIN | KITCHEN:**

10' 5" x 10' 9" (3.2m x 3.3m) Range of base and wall units. uPVC double glazed windows. E7 storage heater.

#### **CYNTEDD | REAR PORCH:**

Storage units, door to outside. Door to:

#### **YSTAFELL YMOLCHI | SHOWER ROOM:**

Cubicle with electric shower, toilet, wash hand basin.

#### **PEN GRISIAU | FIRST FLOOR LANDING:**

E7 storage heater.

#### **LLOFFT 1 | BEDROOM 1:**

10' 5" x 8' 10" (3.2m x 2.7m)

#### **EN-SUITE**

6' 2" x 7' 2" (1.9m x 2.2m) uPVC double glazed window. Jet shower cubicle, vanity unit with sink, storage and toilet. Electric towel rail.



### LLOFFT 2 | BEDROOM 2:

13' 1" x 9' 2" (4m x 2.8m)

### LLOFFT 3 | BEDROOM 3:

9' 2" x 7' 2" (2.8m x 2.2m)

### YSTAFELL YMOLCHI | BATHROOM:

10' 2" x 5' 6" (3.1m x 1.7m) Bath, toilet, wash hand basin, electric towel rail, uPVC double glazed window. Built-in airing cupboard with cylinder.

### TYDDYN ISA:

### NEUADD FWYTA | DINING HALL:

11' 1" x 7' 6" (3.4m x 2.3m) uPVC double glazed door and window.

### CEGIN | KITCHEN AREA:

5' 10" x 15' 1" (1.8m x 4.6m) uPVC double glazed windows. Some units.

### LOLFA | LOUNGE:

15' 5" x 11' 9" (4.7m x 3.6m) E7 storage heater. uPVC double glazed windows. Stove.

### CYNTEDD | INNER HALL:

### LOLFA | LIVING ROOM:

10' 11" x 11' 9" (3.35m x 3.6m) E7 storage heater, uPVC double glazed window. Door to external front porch.

### IWTILITI | UTILITY:

4' 11" x 4' 7" (1.5m x 1.4m) uPVC double glazed window. Door to rear.

### LLOFFT 1 | BEDROOM 1:

10' 5" x 11' 9" (3.2m x 3.6m) uPVC double glazed windows, access to roof space.

### LLOFFT 2 | BEDROOM 2:

8' 2" x 11' 9" (2.5m x 3.6m) Built-in wardrobe. uPVC double glazed window.

### LLOFFT 3 | BEDROOM 3:

7' 10" x 9' 2" (2.4m x 2.8m) Skylight window, access to roof space.

### YSTAFELL YMOLCHI | BATHROOM:

Bath with electric shower over, toilet, wash hand basin. uPVC double glazed window.

### YSTAFELL YMOLCHI | SHOWER ROOM:





Cubicle with electric shower, toilet, wash hand basin with electric water heater. uPVC double glazed window.

#### **TU ALLAN | OUTSIDE:**

A right of way takes you onto Ynys Bach driveway with lawned areas, mature trees and shrubs. Ample off road parking. Detached garage. Pedestrian access to rear. Patio area, lawned garden. The driveway from Ynys Bach flows to Tyddyn Isa with paddock (.32 acres) to your right, off road parking. Extensive lawned gardens with mature trees and shrubs. Gated access to the fields, the main field extends to 1.4 acres with another 2 areas extending .4 and .7. The whole property is approximately 3 acres in total. The driveway provides a separate access back onto the A497.



#### **GWSANAETHAU | SERVICES (NOT TESTED):**

We believe that mains water, electric, and drainage are connected.

#### **PERCHNOGAETH | TENURE:**

Freehold.



#### **DYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:**

Ynys Bach - E | Tyddyn Isa - E

#### **TRETH CYNGOR | COUNCIL TAX BAND:**

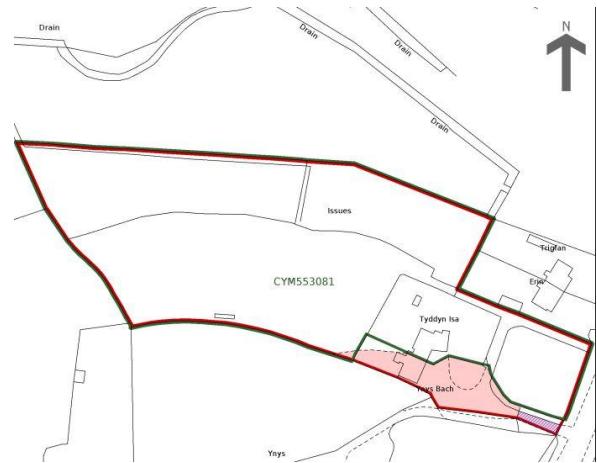
Ynys Bach - Band D | Tyddyn Isa - Band D



#### **CYFARWYDDIADAU | DIRECTIONS:**

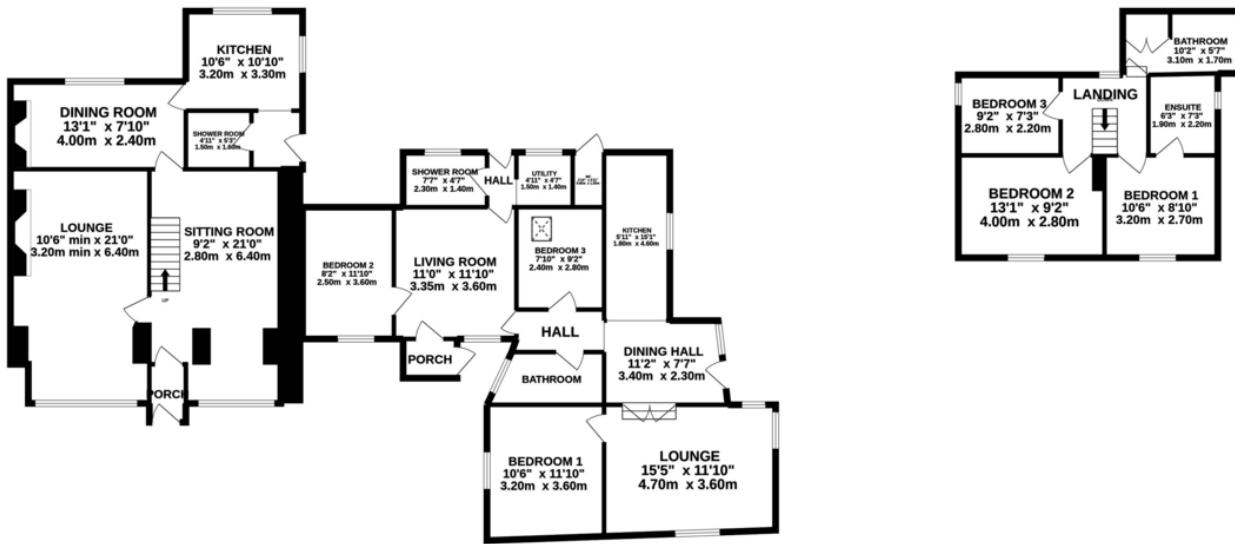
From Abererch proceed towards Pwllheli, the turning for Ynys Bach and Tyddyn Isa can be found on the right hand side before the sharp right hand corner.





GROUND FLOOR  
1695 sq.ft. (157.5 sq.m.) approx.

1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 2134 sq.ft. (198.3 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements