



TYN Y COED
LLANYSTUMDWY, CRICCIETH LL52 0LS
£325,000





CROESO | WELCOME:

Cartref sydd wedi ei lleoli yn gyfleus ar fin pentref poblogaidd sydd yn gyfleus i Gricieth, Pwllheli a Caernarfon.

Mae Tyn Y Coed wedi ei osod ar ddau lawr gyda ffenestri gwydr dwbl. Ar y llawr gwaelod mae yna gyntedd agored gyda lle swyddfa, lolfra braf gyda stôf, ystafell fwyta/fyw agoriad i'r gegin gyda AGA. Ar y llawr cyntaf lle pen grisiau braf, 3 llofft ac ystafell ymolchi.

Tu allan mae yna gerddi dymunol a digon o adeiladau allanol fel garejys a siediau defnyddiol iawn os eisiau'r llefydd gweithio.

Tyn Y Coed has been extended and improved over the years plus acquiring additional land has produce this hidden gem. Technically, this property is an end of terrace, however, with a separate driveway sweeping across the grounds leading to the front of the house, it doesn't feel like one.

The property is set over 2 floors with double glazing, open porch, spacious hallway providing a pleasant office area, lounge with stove, south facing patio





doors and beamed ceiling. Double doors leading to dining/living area with opening to kitchen with AGA. On the second floor you will find a spacious landing, 3 bedrooms and bathroom.

The property is approximately .46 acres with a driveway, lawned garden, mature trees and shrubs. Range of outbuildings with outside W.C. 3 stores, garage/utility area and double garage.

Located on the outskirts of the popular village of Llanystumdwy, it is conveniently placed for outside activities offered by this area as well as being conveniently placed for travel to Criccieth, Pwllheli and Caernarfon.

Tyn Y Coed is one of those properties that you may have passed many times and no idea what lay behind the trees. Why not come and have a look yourself? This property could be your next dream home!

CYNTEDD AGORED | OPEN PORCH:

Composite door leading to:

CYNTEDD | ENTRANCE:

Spacious and light area with stairs to first floor and storage under. Tiled floor. Opening to:

LLE SWYDDFA | OFFICE AREA:

12' 1" x 5' 6" (3.7m x 1.7m) 3 x uPVC double glazed windows.

LOLF A | LOUNGE:

13' 1" x 18' 4" (4m x 5.6m) Maximum measurements. Feature fireplace with stove. Exposed beams to ceiling. uPVC double glazed window and patio door to outside.

YSTAFELL FWYTA | DINING/LIVING ROOM:

10' 9" x 14' 9" (3.3m x 4.5m) Wooden floor, uPVC double glazed window. Opening to:

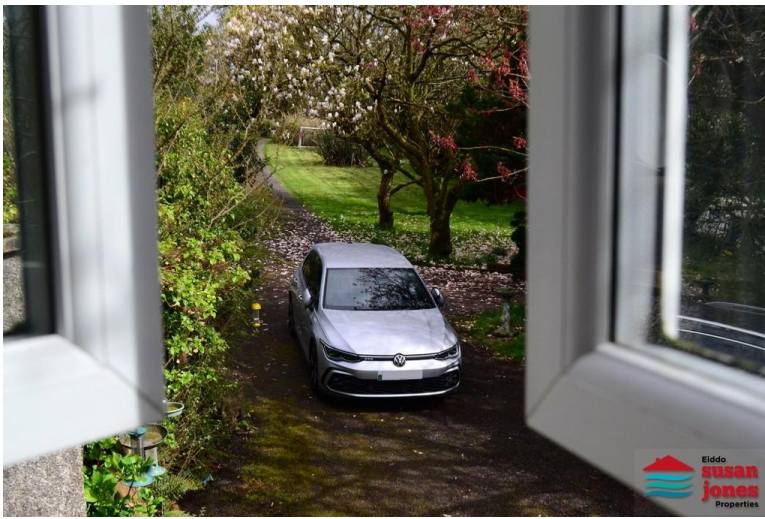
CEGIN | KITCHEN:

17' 0" x 10' 0" (5.2m x 3.05m) Range of wall and base units, centre island. AGA. Double glazed window and door to outside.

PEN GRISIAU | SPACIOUS FIRST FLOOR LANDING:

uPVC double glazed window.





LLOFFT 1 | BEDROOM 1:

10' 9" x 14' 9" (3.3m x 4.5m) Light and airy room with 2 uPVC double glazed windows. High ceiling with exposed beams.

LLOFFT 2 | BEDROOM 2:

9' 10" x 9' 6" (3m x 2.9m) uPVC double glazed window.

LLOFFT 3 | BEDROOM 3:

13' 1" x 8' 10" (4m x 2.7m) uPVC double glazed window.



YMOLCHFA | BATHROOM:

Bath with shower over, washbasin, toilet. uPVC double glazed window.

TU ALLAN | OUTSIDE:

Set in approximately .46 acres, there is a driveway leading to off road parking. Lawned gardens, mature trees and shrubs. Outside W.C., attached store (1.7m x 1.6m), garage/utility (7.2m x 3.8m min, 4.8m max.), double garage (4.9m x 5m min, 5.7m max), store (8.8m x 2.7m), garden store (2m x 4.2m).

PERCHNOGAETH | TENURE:

Freehold.

TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:

To be confirmed.

TRETH CYNGOR | COUNCIL TAX BAND:

D.

GWASANAETHAU | SERVICES (NOT TESTED):

We believe that mains water and electric plus private drainage are connected. Oil AGA cooking range, which also heats the water.



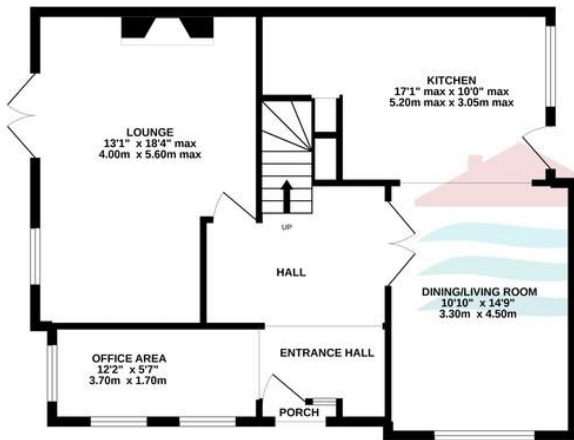
CYFARWYDDIADAU | DIRECTIONS:

From Criccieth follow the A497 towards Pwllheli. Take a right hand junction signposted Llanystumdwy 1/2 mile and Plas Talhenbont Hall. Proceed along a right hand bend and the driveway for Tyn Y Coed can be found on your right hand side before Tyddyn Sianel Camping and Caravanning Club Site.

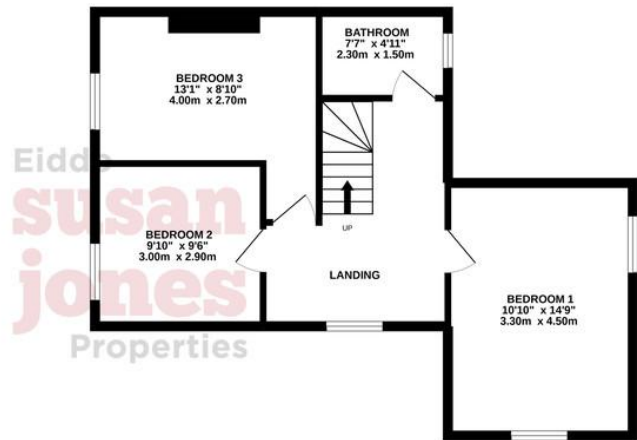




GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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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