

Tudor

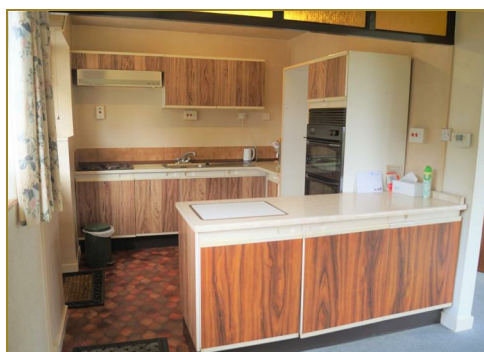
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29 Glyn Y Mor , Llanbedrog, LL53 7NW

£285,000

- Spacious Detached Bungalow
- Seaside Village
- Four Bedrooms
- Popular & Sought-after Residential Area
- Open Plan Living/Dining/Kitchen
- Additional & Useful Lower Ground Floor Rooms



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Tudor Estate Agents have been favoured with instructions to offer this detached bungalow for sale. The bungalow is located in a popular residential area in Llanbedrog, a small seaside village on the south side of the glorious Llyn Peninsula.

The property is within walking distance of the amenities and beach.

Pwllheli, a busy market and marina town is only about 4 miles from Llanbedrog and Abersoch, the renowned watersports resort is about 3 miles.

The accommodation is surprisingly spacious with: Open plan kitchen/dining/lounge. Four bedrooms. Bathroom. Detached garage. Lower ground floor with workshop and stores. Gardens and ample parking.

Has the benefit of double glazing and oil central heating.

GROUND FLOOR

Recessed Porch

Hall

Radiator. Cupboard.

Open Plan Lounge/Diner

Lounge Area 11'3 x 12'10 (3.43m x 3.91m)

Radiator. Fireplace. Opening to:

Dining Area 8'8 x 8'5 (2.64m x 2.57m)

Radiator. Opening to:

Kitchen 9'10 x 8'6 (3.00m x 2.59m)

Fitted kitchen incorporating sink unit. Door to:

Rear Porch 5'9 x 4'6 (1.75m x 1.37m)

Quarry tiled floor. Outside door.

Inner Hall

Leading to:

Bedroom 1 (Front) 13'10 x 10'0 (4.22m x 3.05m)

Radiator. Vanity washbasin.

Bedroom 2 (Rear) 10'0 x 11'11 (3.05m x 3.63m)

Drop down ladder to attic.

Bedroom 3 (Front) 10'10 x 9'6 (3.30m x 2.90m)

Radiator. Vanity washbasin.

Bedroom 4 (Rear) 8'5 x 8'6 (2.57m x 2.59m)

Radiator.

Bathroom 5'11 x 8'6 (1.80m x 2.59m)

Panelled bath with shower over. Pedestal washbasin. Low level w.c. Radiator.



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OUTSIDE

Parking and gardens to the front and side. Rear garden at lower ground floor level with terraced gardens and rockery with access to the roadway from the side. Oil tank.

Garage 8'5 x 18'7 (2.57m x 5.66m)

With toilet. Up and over door.

LOWER GROUND FLOOR

To include workshops and spacious store rooms. Oil fired boiler for central heating and hot water. Plumbing for washing machine.

SERVICES

We understand that mains water, electricity and drainage 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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Lower Ground Floor

Approx. 25.0 sq. metres (269.2 sq. feet)



Ground Floor

Approx. 91.4 sq. metres (984.1 sq. feet)

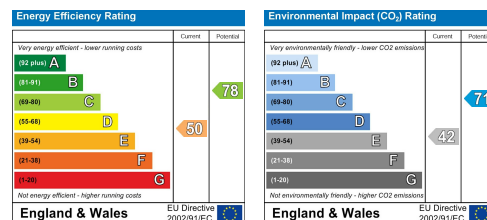


Total area: approx. 116.4 sq. metres (1253.2 sq. feet)

Disclaimer: These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate.
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Plan produced using PlanUp.

29 Glyn y Mor, Llanbedrog, Pwllheli

From Pwllheli proceed west on the A499 at Llanbedrog (adjacent to the Glyn Y Weddw) turn right, proceed up the hill and then take the first right turning and then the entrance to Glyn Y Mor estate is on the right. OS Reference: - SH 329-319. Satellite Navigation Reference: - LL53 7NW.



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