

Tudor

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Cloch Y Llan , Llanengan, LL53 7LL

£200,000

- Detached Residence
- Comfortable Accommodation
- Close to Abersoch
- Local & Affordable Condition
- Popular Rural Village
- New Build



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This detached residence is located on the outskirts of Llanengan, a picturesque rural village which is only a few miles from Abersoch, the popular seaside resort on the south side of the glorious Llyn Peninsula.

The residence is subject to a planning occupancy restriction for persons who meet the local criteria with affordable housing needs. Full agreement available on request.

The comfortable accommodation has the benefit of oil central heating and underfloor heating, double glazing and is attractively decorated throughout.

Porch. Hall. Cloak room. Lounge with patio doors to garden. Open plan kitchen/diner. Three bedrooms and bathroom. Drive and parking area. Garden and patio.

GROUND FLOOR

Porch 4'11 x 3'4 (1.50m x 1.02m)

Hall

Tiled floor with underfloor heating. Under stairs cupboard with underfloor heating manifold and as a convenient airing cupboard.

Cloak Room 5'7 x 3'9 (1.70m x 1.14m)

Modern white suite with low level w.c. Washbasin. Underfloor heating.

Open plan Kitchen/Diner 9'1 x 23'11 (2.77m x 7.29m)

A large comfortable room with tiled floor and underfloor heating. Modern kitchen units with integral oven and hobs. Integrated dishwasher and washing machine. Single drainer stainless steel sink unit. Outside stable style UPVC door.

Lounge 10'6 x 17'8 (3.20m x 5.38m)

Fireplace with slate hearth and ready for a stove (not provided). Patio doors to rear garden.



FIRST FLOOR

Landing

Radiator. Cupboards.

Bedroom 1 (Front) 12'5 x 11'6 (3.78m x 3.51m)

Radiator. Two built in wardrobes.

Bedroom 2 (Front) 10'7 x 8'7 (3.23m x 2.62m)

Radiator. Built in wardrobe.

Bedroom 3 (Rear) 9'4 x 9'1 (2.84m x 2.77m)

Radiator. Built in wardrobe.

Bathroom 7'1 x 8'8 (2.16m x 2.64m)

Modern suite comprising panelled bath. Low level w.c. Shower cubicle. Pedestal washbasin. Tiled floor and walls. Radiator.



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OUTSIDE

Drive and parking area. Paved patio to rear and lawned garden with views of the church. Outside oil boiler for central heating and hot water. Oil tank. Garden shed.

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.

Please note that the occupancy of this dwelling is restricted by a Section 106 agreement which limits the occupancy to a local person with affordability criteria. A local person is defined in this agreement as someone who has lived or worked in the Llyn Peninsula for 10 years and meets the affordability criteria. A copy of the full agreement is available on request.



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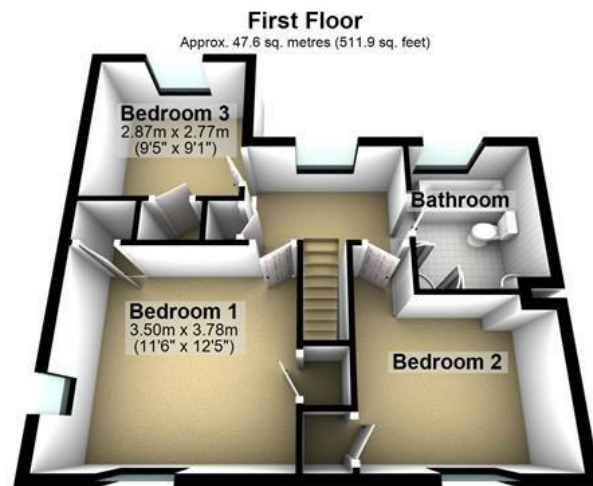
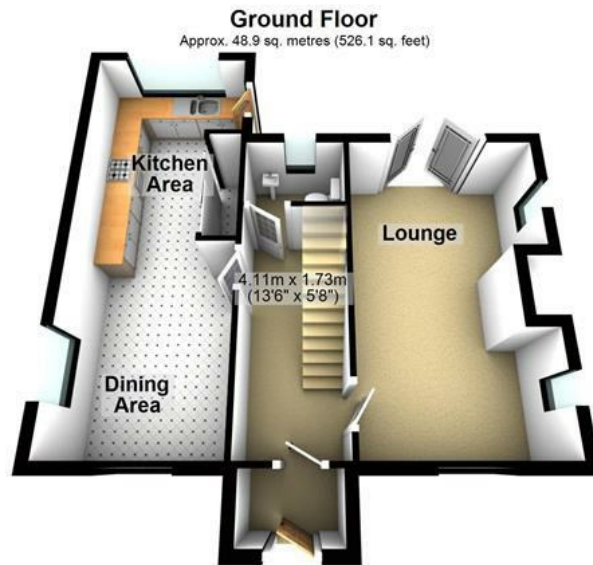
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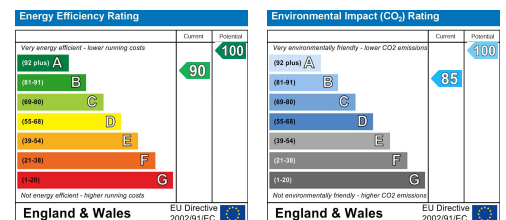
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Total area: approx. 96.4 sq. metres (1038.0 sq. feet)

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