

# Tudor

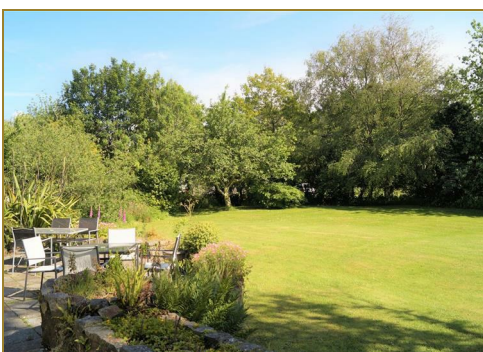
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
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## Tyddyn Berth , Rhosfawr, LL53 6YA

**£435,000**

- Spacious Rural Residence
- Excellent Accommodation in Two Parts
- Ample Parking Area & Garage
- Central of the Llyn Peninsula
- 6 Bedrooms & 3 Bathrooms
- Landscaped Gardens & Grounds





# Tyddyn Berth , Rhosfawr, LL53 6YA

This detached rural residence is situated in a popular area in a central location on the glorious Llyn Peninsula and is conveniently located for Pwllheli, the market town for the area which boasts excellent amenities including leisure centre, golf course and award winning marina.

The accommodation is in two parts and briefly comprises of the following:-

Main house: - Recessed porch. Entrance hallway. Cloak room. Kitchen/dining. Lounge and dining. On the first floor:- Landing area. Two bedrooms and bathroom.

Secondary Accommodation: - Kitchen. Open plan lounge/diner. Three bedrooms. Bathroom.

Outside: - Large gardens and grounds. Landscaped and attractively set out. Ample parking area. Inspection recommended.

## MAIN HOUSE

### Recessed Porch

### Entrance Hallway

Radiator.

### Cloak Room

Modern white suite with pedestal washbasin. Low level w.c. Shower cubicle. Radiator. Tiled floor and walls. Extractor fan.

### Kitchen/Dining

'L' shaped room. Maximum measurements. Beech kitchen units. Range with two ovens, grill and multiple hobs. Worktops. Single drainer stainless steel sink unit with mixer tap. Picture windows overlooking gardens and grounds. Integral dishwasher and plumbing for washing machine. Radiator.

### Inner Hallway

Oak floor. Radiator. Opening with steps down to:

### Lounge

Radiator. Large sliding patio door opening to garden and paved patio. Pine boarded ceiling. Open tread stairs to first floor. Feature stainless steel surround fireplace with raised sunken hearth.



## FIRST FLOOR

### Landing Area

Picture window. Radiator. Leading to:

### Inner Landing

Radiator.

### Bedroom

Radiator. UPVC double glazed window.

### Bedroom

Radiator. Laminate timber effect floor.



# Tudor

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## Bathroom

White suite comprising low level w.c. Pedestal washbasin. Sunken bath with mixer tap and shower attachment. Mosaic tiles. Shower cubicle with power shower. Radiator.

## Principle Bedroom

Radiator. Three windows with rural aspects.

## SECONDARY ACCOMMODATION

### Kitchen

Fitted modern units with single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine and dishwasher. Space for cooker. Built in cupboards. Radiator. Stable style door. Door to:

### Open Plan Lounge/Diner

Slate effect floor. Open beams. Stairs to first floor. Two radiators. Old mast used as a central feature. Fire door connecting to unit 1 with second door lockable from either side with a space between.

## FIRST FLOOR

### Landing

Radiator.

### Bedroom

Radiator. Two windows, one with views of the garden.

### Bathroom Suite

Low level w.c. Panelled bath with grab handles. Pedestal washbasin. Radiator. Shower cubicle. Part tiled walls.

### Bedroom

With fire door to unit 1. Two radiators. Views of the garden.

### Bedroom

Limited headroom at eaves. Wood effect laminate floor. Radiator.

## OUTSIDE

Extensive landscaped gardens and ground with ample parking.

## SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. 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.

## NOTE

Please note that the entrance to Tyddyn Berth is not through the Caravan Park but along the lane to the west of the property. The existing access over the Caravan Park will be closed off.



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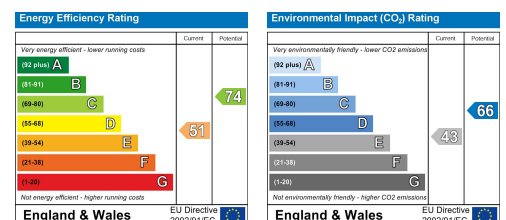


Total area: approx. 249.7 sq. metres (2687.2 sq. feet)

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Plan produced using PlanUp.

**Tyddyn Berth, Rhosfawr, Pwllheli**

From Pwllheli proceed north east on the A499. At Y Ffor turn left at the crossroads on the B4354. The turning to Tyddyn Berth is on the right handside before the former chapel. Proceed through the caravan park and Tyddyn Berth is at the end of the track. Please note this is the temporary access arrangement, the formal entry will be via the lane immediately before the chapel and passing Tyddyn Ffeltiwr (see plan).



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