

Tudor

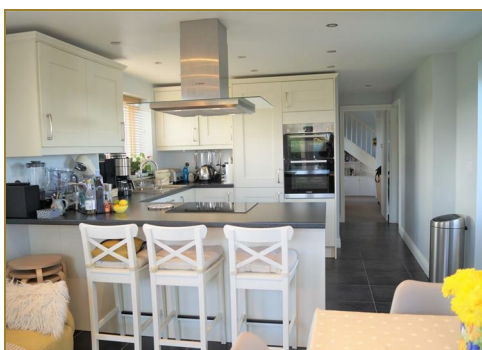
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Bryn Tirion Penllech, Tudweiliog, LL53 8PB

Offers over £250,000

- Semi-detached Rural Cottage
- Comfortable Accommodation
- Lounge & Open Plan Kitchen/Diner
- Extended, Modernised & Refurbished
- Double Glazing & Central Heating
- Parking, Gardens & Workshop



Bryn Tirion Penllech, Tudweiliog, LL53 8PB

This modernised and refurbished semi-detached rural cottage is situated on the north coast of the glorious Llyn Peninsula and only about 5 miles from the championship golf course at Morfa Nefyn.

The cottage has been modernised, extended and improved and has the benefit of double glazing, central heating and is attractively decorated throughout.

The accommodation briefly comprises: - Living room with open beams. Open plan kitchen/diner with patio doors to garden. Shower room/wet room. Utility room. Principal bedroom. Landing and landing snug. Bedroom and separate study. Bathroom.

Outside: - Ample parking area. Attractively set out gardens with paved patio area. Workshop and summerhouse. This rural cottage with traditional features but providing modern comfortable living is worthy of an early inspection.

GROUND FLOOR

Living Room 13'8 x 19'4 (4.17m x 5.89m)

Maximum measurements. Two radiators. Feature fireplace. Open beams. Stairs to first floor with fitted cupboard and book shelves in recess under the stairs.

Open Plan Kitchen/Diner 20'3 x 11'5 (6.17m x 3.48m)

Attractively fitted kitchen units incorporating induction hob with extractor hood over. Single drainer stainless steel sink unit with mixer tap. Integral double oven. Integral fridge. Integral dishwasher. Tiled floor. Two radiators. Outside door. Double patio door to garden.

Wet Room

Modern white fitted units incorporating pedestal washbasin with mixer tap. Low level w.c. Wet room shower with electric Mira shower. Towel warmer/radiator. Tiled floor and walls. Wall mounted mirror with cupboard and LED light.

Utility 9'1 x 9'9 (2.77m x 2.97m)

Kitchen units with single drainer stainless steel sink unit with mixer tap. Integral electric hobs and oven. Plumbing for washing machine. Oil fired combi boiler for central heating and hot water.

FIRST FLOOR

Landing

Fitted book shelves. Radiator. Window with views towards Garnfadryn.

Study 4'11 x 7'7 (1.50m x 2.31m)

Sliding door from landing. Radiator. Sea views.

Bedroom 2 8'8 x 10'10 (2.64m x 3.30m)

Radiator. Part boarded walls and ceiling. Views of the countryside and the sea beyond.

Snug 8'3 x 8'5 (2.51m x 2.57m)

Picture window with views of Garnfadryn. Opening to:

Inner Landing

Radiator. Velux rooflight with views.



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Family Bathroom 11'0 x 5'6 (3.35m x 1.68m)

Modern white suite with panelled bath with mixer tap. Vanity washbasin with cupboards under. Low level w.c. Shower cubicle. Extractor fan. Tiled walls and floor. Cabinet with mirrored door and lights.

Master Bedroom 14'9 x 11'5 (4.50m x 3.48m)

Two windows with sea views. Velux with views towards Garnfadryn. Radiator.

OUTSIDE

Ample parking area at the front and side. Steps up to lawned garden. Oil tank. Caravan style electric hook-up point. Outside 13 amp sockets. Garden path. Hard standing for greenhouse (not included). Paved sitting area and a further lawned garden. Hard standing with Y Bwthyn Bach Summerhouse with electricity supply - suitable for electric barbecue with outside socket.

Store Shed 26'4 x 9'10 (8.03m x 3.00m)

Large double doors with electricity (10 double sockets). Side service door.

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

Most lighting are LED. Superfast fibre broadband direct to the property.



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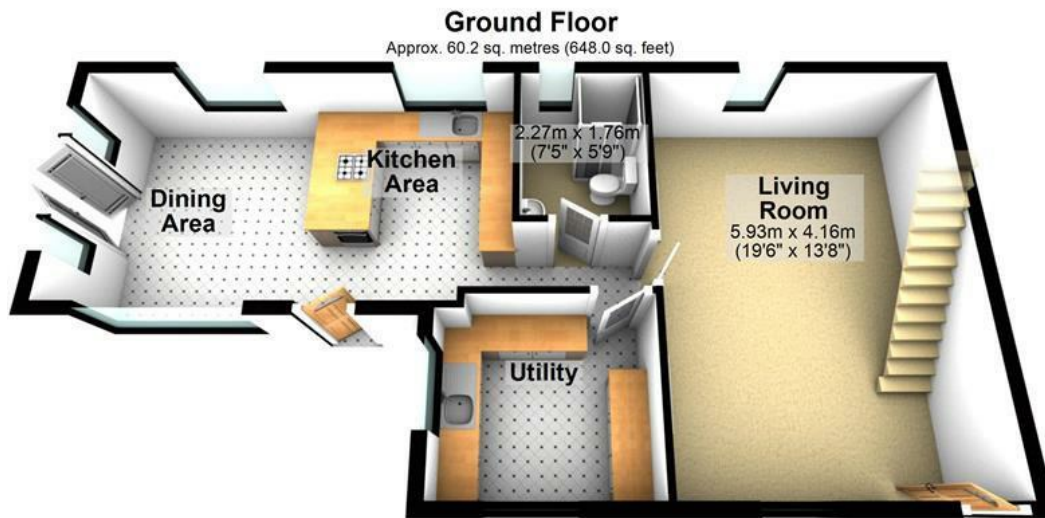
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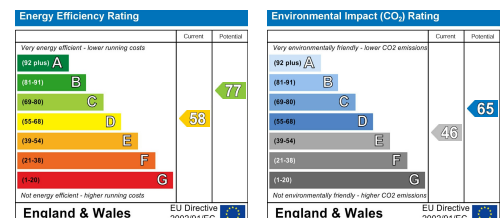


Total area: approx. 112.8 sq. metres (1214.6 sq. feet)

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Plan produced using PlanUp.

Bryn Tirion, Penllech, Tudweiliog, Pwllheli

From Pwllheli proceed north west on the A497. At the Bryncynan roundabout proceed straight on (on the B4412). At the crossroad in the centre of Morfa Nefyn turn left and then proceed through Edern on onwards to Tudweiliog. Pass through Tudweiliog and then take the first turning on the right and at the next junction bare left. Pass Tyddyn Mawr and Tyddyn Sander and Bryn Tirion is then on the left handside. O.S. Ref SH 220-361. Sat Nav Ref LL53 8PB.



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