

Tudor

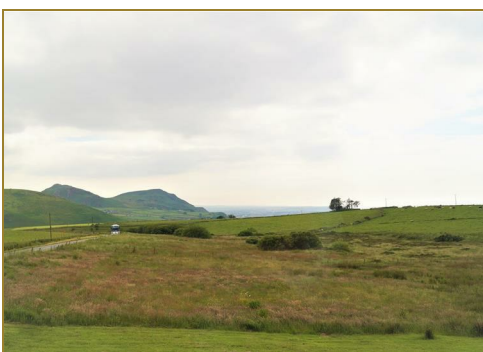
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Tan Y Foel Farm , Pistyll, LL53 6LY

£349,500

- Detached Residence
- Spectacular Country & Sea Views
- Ample Parking & Gardens
- Elevated Rural Location
- 5 Bedrooms & 3 Receptions
- Land Extending to 3.115 Acres or thereabouts



Tan Y Foel Farm , Pistyll, LL53 6LY

Tudor Chartered Surveyors are favoured with instructions to offer this rural property for sale. The property benefits from spectacular country and sea views, occupies an elevated position on the north coast of the glorious Llyn Peninsula.

Pwllheli the market town for the area is only about 8 miles.

The spacious accommodation briefly comprises: - Entrance hallway/sitting room. Lounge. Dining room. Kitchen. Five bedrooms, one with en-suite. Shower room.

The property also has the benefit of ample parking, landscaped gardens, paved patio and land extending to 3.115 acres or thereabouts. Former outbuildings with potential.

GROUND FLOOR

Entrance Hallway/Sitting Room 11'0 x 16'5 (3.35m x 5.00m)

Stairs to first floor. Opening to:

Lounge 11'2 x 16'5 (3.40m x 5.00m)

Multi fuel stove. Radiator. Stairs to first floor. Opening to:

Dining Room 9'11 x 9'9 (3.02m x 2.97m)

Radiator. Fireplace with tile surround. Opening to:

Kitchen 11'1 x 6'1 (3.38m x 1.85m)

Fitted units incorporating single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine and dishwasher. Outside door.



FIRST FLOOR ONE

Open Plan Bedroom/Landing 12'7 x 18'9 (3.84m x 5.72m)

Maximum measurements. 'L' shaped room. Gable window. Radiator. Sea view.

En-Suite

Shower cubicle. Pedestal washbasin. Low level w.c.



FIRST FLOOR TWO

Access by separate stairway from the lounge.

Landing

Bedroom 9'1 x 9'7 (2.77m x 2.92m)

Maximum measurements. 'L' shaped room. Sea views with Holyhead mountain and South Stack Lighthouse in the distance.

Bedroom 11'8 x 8'10 (3.56m x 2.69m)

Bedroom 13'2 x 8'10 (4.01m x 2.69m)

Radiator.

Shower Room

Modern suite comprising pedestal washbasin. Low level w.c. Shower cubicle. Radiator.



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Bedroom/Study 6'4 x 9'7 (1.93m x 2.92m)

Fitted cupboard. Fitted desk.

OUTSIDE

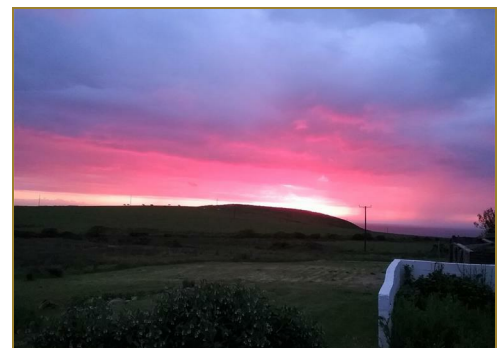
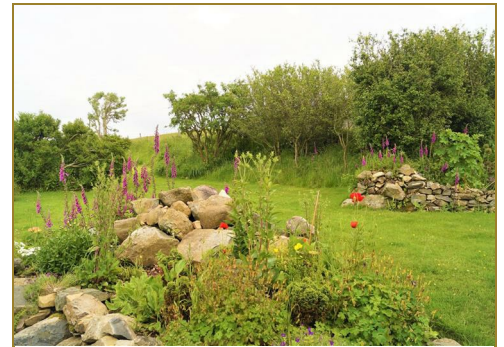
Ample parking area. Landscaped gardens and paved patio. Land extending to X acres or thereabouts (to be measured). Former brick built outbuildings with potential.

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.



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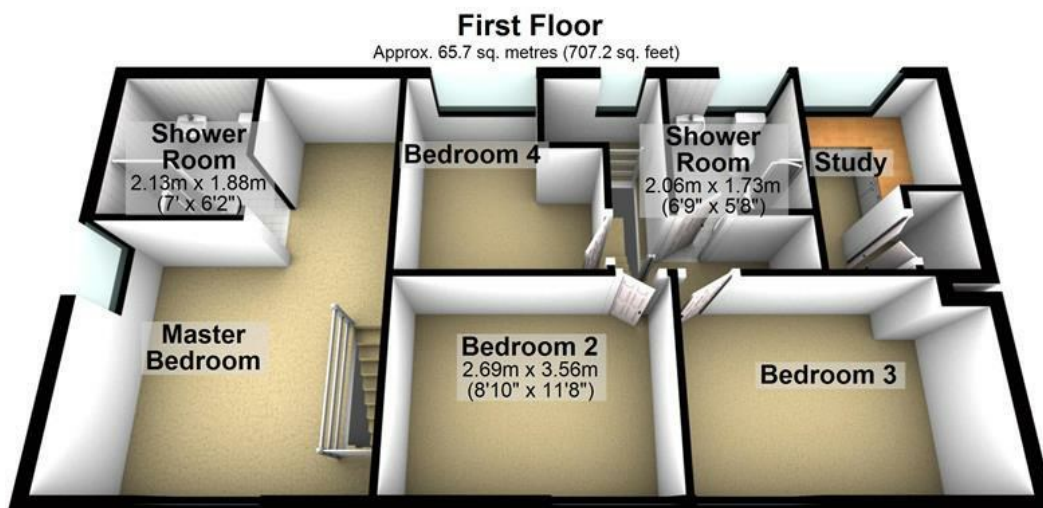
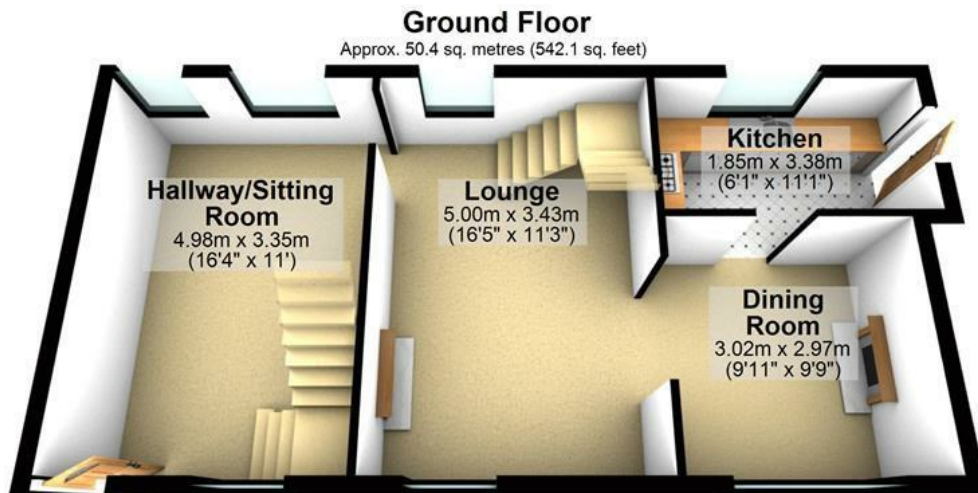
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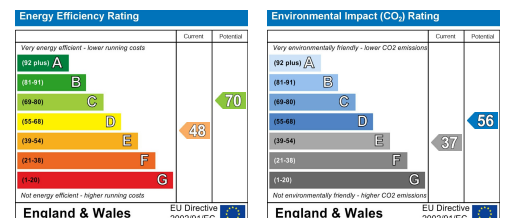


Total area: approx. 116.1 sq. metres (1249.3 sq. feet)

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Plan produced using PlanUp.

Tan y Foel Farm, Pistyll, Pwllheli

From Pwllheli proceed north west on the A497. At the Bryncynan Roundabout turn right (third exit) and proceed to Nefyn. In the centre of Nefyn proceed straight on at the mini roundabout and out of Nefyn on the B4417. Proceed along the road and pass through Pistyll. Round the bends and up the hill and then Tan Y Foel Farm is on the left handside before Llithfaen. O.S. Ref SH 340-427. Sat Nav Ref LL53 6LY.



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