

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Pwll Melyn , Rhiw, LL53 8AE

£299,500

- Charming Country Cottage
- Superb Sea & Mountain Views
- Traditional cottage features
- Small Rural Village
- Grade II Listed & Renovated
- Land Extending to 2.64 acres



Pwll Melyn , Rhiw, LL53 8AE

This charming grade II listed traditional welsh cottage has been extensively and sympathetically renovated to provide comfortable living accommodation but many of the cottage features have been retained.

The cottage is situated in Rhiw, a small rural village on the south side of the glorious Llyn Peninsula a few miles from Aberdaron on the western extremity and only 8 miles from Abersoch the renowned seaside holiday resort. . The elevated position provides spectacular rural and sea views with the mountains of Snowdonia in the distance.

The accommodation briefly comprises: -

Entrance Hallway. Open Plan Lounge/Kitchen diner with stairs to Crog Loft. Principle bedroom with en-suite bathroom. Bedroom with views. Shower Room. Second Crog Loft. Gardens and Grounds with Ample Parking. Garage/Store. Land extending to 2.64 acres or thereabouts as shown on the accompanying plan.

Open Plan Lounge/Kitchen Diner 20'5 x 19'9 (6.22m x 6.02m)

Kitchen unit incorporating Belfast sink. Quarry tiled floor. Multi fuel stove. Central staircase to crog loft. Many cottage features. 'Everhot' electric range with double oven available at a price to be agreed. Plumbing for dishwasher.

Crog Loft Bedroom

This room is situated over the kitchen area and is accessed by a turned staircase from the lounge area.

Bedroom 10'0" x 13'6" (3.05m x 4.11m)

Quarry tiled floor. Open beams. Electric wall heater. Outside door.

Bathroom

Panelled bath. Low level W.C. Pedestal washbasin. Electric wall heater. Quarry tiled floor. Roof light.

Hallway/Utility

With plumbing for washing machine. Quarry tiled floor.

Shower Room

Low level W.C. Pedestal washbasin. Shower cubical with mixer tap. Stairs to:

Second Crog Loft Bedroom

Situated over the second ground floor bedroom and accessed by a fixed ladder from the hallway.

Bedroom 8'11 x 14'1 (2.72m x 4.29m)

With picture window. Patio door. Spectacular views of open countryside, Porth Neigwl (Hell's Mouth) and the mountains of Snowdonia in the distance. Open beams. Quarry tiled floor.

OUTSIDE

Garden and parking area. Land to the north and north east extending to 2.64 Acres or thereabouts. The land is available with vacant possession but can be easily let.

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.



Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Pwll Melyn , Rhiw, LL53 8AE

TENURE

We understand that the property is freehold with vacant possession available on completion.

NOTE

Please note that this property is Grade II Listed.



Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Pwll Melyn , Rhiw, LL53 8AE

PLAN FOR IDENTIFICATION PURPOSES ONLY

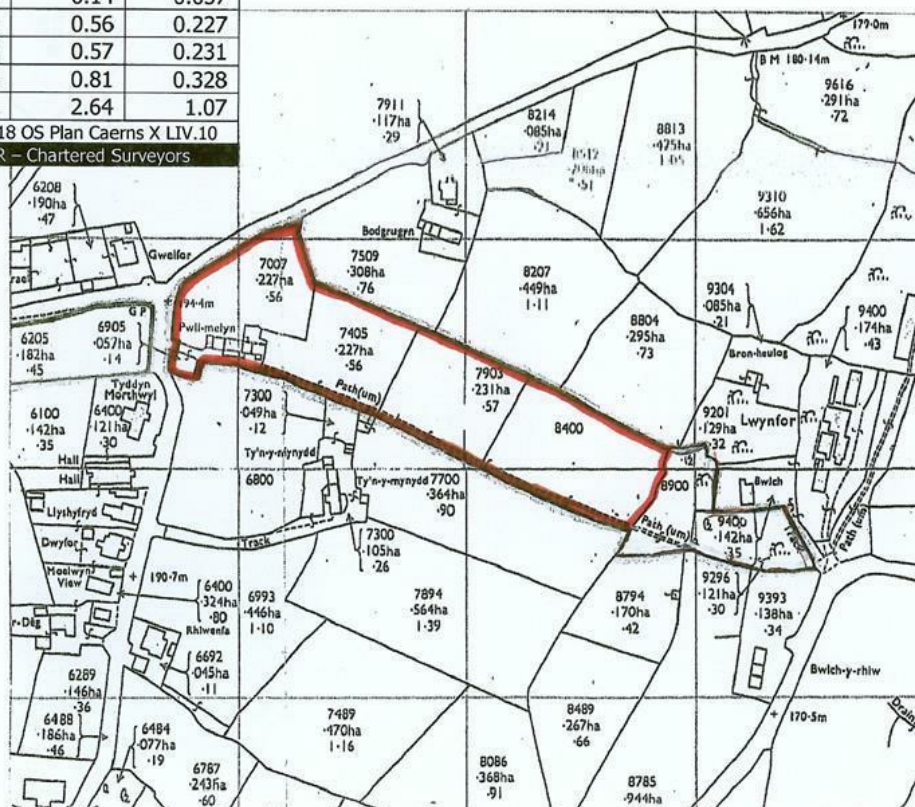
Pwll Melyn, Rhiw, Gwynedd, LL53 8AE

All plans will show approximate position of the boundaries only and have been produced to identify the location of the property. The boundaries have not been surveyed and we have not inspected title documentation to verify the accuracy of the information provided Any plans included should not be relied upon for any purpose other than to establish the location of the property.

BASED ON O.S. PLAN SH 2228-2227

Reproduced from the Ordnance Survey map with the permission of the
Controller of H.M. Stationery Office Crown Copyright Licence Number ES73346E
NOT TO SCALE

OS Ref	Acres	Ha
7707	0.56	0.227
6905	0.14	0.057
7405	0.56	0.227
7903	0.57	0.231
*8400	0.81	0.328
TOTAL	2.64	1.07
*From 1918 OS Plan Caerns X LIV.10		
TUDOR – Chartered Surveyors		



TUDOR
Chartered Surveyors
Plas Y Ward, Pwllheli,
Gwynedd
LL53 5DA
☎ (01758) 701 100
☎ (01758) 701 101
✉ info@huwtudor.co.uk

From Pwllheli proceed west on the A499, at Llanbedrog turn right onto the B4413 and proceed through the village and then onwards through Mynytho. After passing through Mynytho turn left where signposted towards Rhiw and proceed along this country lane over the Saithbont Bridge and along the coastal road passing Porth Neigwl (Hells Mouth) then pass the entrance to Plas Yn Rhiw the National Trust property (well worth a visit) proceed up the hill, pass the chapel and at the crossroads in the centre of Rhiw turn right. Proceed along the lane and Pwll Melyn is the last property on the right just before the next junction. OS Reference: - SH 227-280. Satellite Navigation Reference: - LL53 8AE. (Please note that your sat nav reference is based on the postcode which, in a rural area, can cover a large geographic area. Please follow the directional note for the latter part of your journey).



Tudor

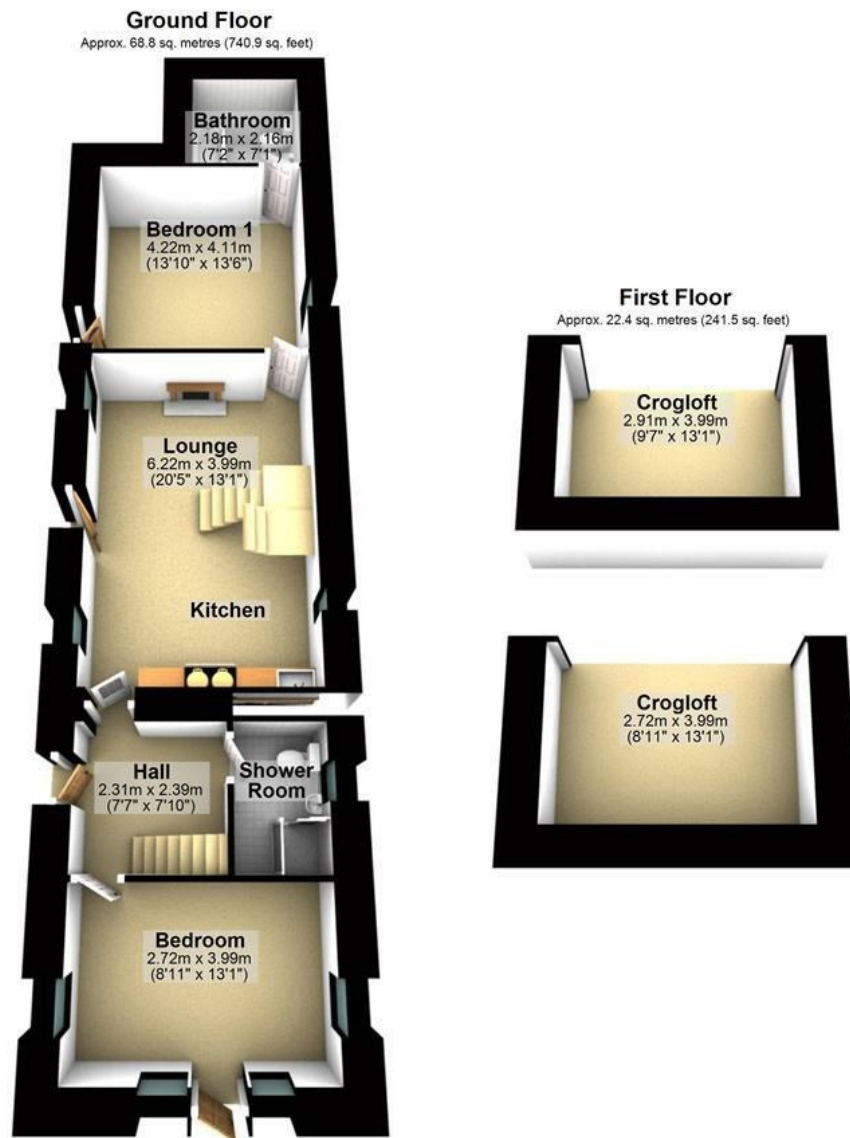
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Pwll Melyn , Rhiw, LL53 8AE



Total area: approx. 91.3 sq. metres (982.5 sq. feet)

Disclaimer: These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. Copyright H Tudor A/i
Fab Cyf
Plan produced using PlanUp.



Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk