

# Tudor

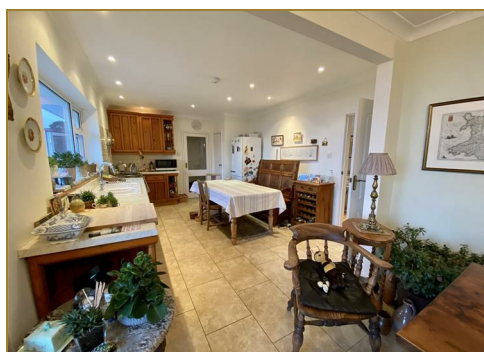
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chartered surveyors | estate agents | property managers



## 12 Glyn Y Mor, Llanbedrog, LL53 7NW

**£499,995**

- Superior Detached Bungalow
- Spectacular Views of Cardigan Bay
- Oil Central Heating & Double Glazing
- Delightful Corner Site
- Four Bedrooms, One with En-Suite
- Large Gardens & Grounds



# 12 Glyn Y Mor, Llanbedrog, LL53 7NW

Tudor Estate Agents & Chartered Surveyors have been favoured with instructions to offer for sale this superior detached bungalow with spectacular sea views of Cardigan Bay, Llanbedrog Headland and the mountains of Mid Wales beyond. This is a rare opportunity to acquire this delightful bungalow occupying an elevated position on this desirable corner site on this popular and sought after estate in Llanbedrog within easy walking distance of the great choice of amenities and sandy beach.

Llanbedrog is situated on the south side of the glorious Llyn Peninsula and only about 3 miles from Abersoch the renowned seaside resort and Pwllheli the market town for the area is only about 4 miles.

The comfortable accommodation has been designed to take full advantage of the sea views and is attractively decorated throughout with the benefit of oil central heating and double glazing and briefly comprises of the following: - Spacious entrance hallway. Lounge. Open plan kitchen/diner with french windows. Four bedrooms, one with en-suite. Family bathroom. Large garage and toilet.

Front garden with ample parking area. Spacious sun patio to the rear enjoying spectacular views with steps down to landscaped garden leading down to large field.

## **Entrance Hallway 19'10 x 9'1 (6.05m x 2.77m)**

UPVC double glazed front door. Two radiators. Burmese oak wood laminate floor. Built-in cupboards. Door to:

## **Lounge 12'5 x 19'11 (3.78m x 6.07m)**

Burmese oak wood laminate floor. Large picture window with spectacular sea views of Cardigan Bay with the mountains of Mid Wales beyond. Two radiator. Fireplace with marble surround. Arch opening to:

## **Dining Room 12'5 x 14'6 (3.78m x 4.42m)**

Attractive tiled floor. French window to paved patio area again with spectacular view. Radiator. Opening to:

## **Kitchen 15'11 x 11'4 (4.85m x 3.45m)**

Kitchen units with porcelain single drainer one and a half bowl sink unit with mixer tap. Range cooker. Integral dishwasher. Cupboard with plumbing for washing machine. Space for dryer. Radiator. Attractive tiled floor.

## **Inner Hallway**

Oil fired boiler for central heating and hot water. Outside door. Door to garage. Door to toilet.

## **Bedroom 11'10 x 10'8 (3.61m x 3.25m)**

Radiator.

## **Inner Hallway**

## **Bedroom 12'5 x 12'5 (3.78m x 3.78m)**

Built in wardrobes. Radiator.

## **Bedroom 10'5 x 16'1 (3.18m x 4.90m)**

Radiator. Full length fitted wardrobes and dressing table.

## **Bedroom 12'5 x 12'6 (3.78m x 3.81m)**

Radiator. Fitted wardrobe and vanity washbasin.



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## En-Suite Shower Room

Shower cubicle. Tiled walls. Washbasin. Low level w.c.

## Family Bathroom

Low level w.c. Tiled panelled bath with shower over. Pedestal washbasin. Two heater towel rails.

## 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 the property is presently let on an Assured Shorthold Tenancy Agreement)



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# 12 Glyn Y Mor, Llanbedrog, LL53 7NW



Energy Efficiency Rating	
Current	Potential
	69
47	

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

EU Directive 2002/91/EC England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

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