

# Tudor

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



**Cynlas, Mynytho, LL53 7RF**

**£599,000**

- Superior Detached Residence
- Truly Spectacular Views
- Gardens & Grounds
- Elevated Position
- 3 Receptions & 4 Bedrooms
- Close to Llanbedrog & Abersoch





# Cynlas, Mynytho, LL53 7RF

Tudor Chartered Surveyors & Estate Agents have been favoured with instructions to offer this period gentleman's residence.

The detached property occupies an elevated position on the outskirts of Mynytho which is only about five miles to Pwllheli, the market town for the glorious Llyn Peninsula.

Abersoch, the renowned watersports resort is only about 2.5 miles.

The property's elevated position provides spectacular rural and sea views encompassing St Tudwals Islands and the mountains of Mid Wales and through to Snowdonia which can be appreciated from all principal rooms.

The comfortable accommodation provides double glazing and central heating with lounge. Open plan breakfast room/kitchen. Second sitting room now used as a study. Toilet. Rear porch.

On the first floor four bedrooms and bathroom.

Gravelled drive and parking area. Gardens and grounds.

## GROUND FLOOR

### Hall

Period tile floor. Radiator. Stairs to first floor.

### Lounge 11'10 x 12'1 (3.61m x 3.68m)

Oak floor. Radiator. Fireplace with multi fuel stove.

### Breakfast Room 11'6 x 10'6 (3.51m x 3.20m)

Fireplace with tiled insert. Opening to:

### Kitchen 11'6 x 6'3 (3.51m x 1.91m)

Cottage style kitchen with single drainer ceramic sink. Integral fridge freezer. Plumbing for dishwasher.

### Study 11'10 x 14'6 maximum to recess (3.61m x 4.42m maximum to recess)

Part pine boarded walls.

### Toilet

Low level w.c. Washbasin. Radiator.

### Rear Porch

## FIRST FLOOR

### Landing

### Bedroom 1 11'9 x 13'7 (3.58m x 4.14m)

Dual aspect with spectacular sea views. Radiator.

### Bedroom 2 11'10 x 12'11 (3.61m x 3.94m)

Radiator. Dual aspect and views.

### Bedroom 3 11'6 x 9'10 (3.51m x 3.00m)

Radiator. Sea views.

### Bedroom 4 11'8 x 6'10 maximum to door recess (3.56m x 2.08m maximum to door recess)

Airing cupboard with pre-lagged cylinder. Radiator.



# Tudor

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

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# Cynlas, Mynytho, LL53 7RF

## Bathroom 7'7 x 6'9 (2.31m x 2.06m)

Radiator. Panelled bath with electric shower over. Low level w.c.

## OUTSIDE

Drive and ample parking area. Gardens to front and rear.

## Lean-to Utility

Plumbing for washing machine. Oil boiler for central heating and hot water.

## 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.



From Pwllheli proceed West on the A499 in the direction of Abersoch. At Llanbedrog, turn right onto the B4413 and proceed passed the school and then onwards towards Mynytho. The entrance to Cynlas is on the left hand side just before the 30 Mile an hour limit for Mynytho. O.S. Ref SH 311-314. Sat Nav Ref: LL53 7RF.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) A                                 |         | 94        | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   | 29      |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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