

Tudor

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



Bryn Eifion, Pencaenewydd, LL53 6RA

£365,000

- Semi-Detached Residence
- Spacious Accommodation
- Large Gardens with Delightful Views
- Small Rural Village
- 2 Receptions & 3 Bedrooms
- Two Large Garages & Ample Parking



Bryn Eifion, Pencaenewydd, LL53 6RA

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this charming semi-detached residence, set in a picturesque rural location enjoying far-reaching countryside views, extending to the sea in the distance. This appealing property presents an excellent opportunity to acquire a well-positioned home in Pencaenewydd, nestled in the heart of the glorious Llyn Peninsula, and is only 5 miles from Pwllheli, the market town for the area, which boasts excellent amenities including leisure centre, golf course and marina.

The spacious accommodation is attractively presented throughout and briefly comprises: Entrance Hall. Hobby Room. Utility & Toilet. Open Plan Cottage Style Kitchen-Diner. Lounge. On the first floor: Principal Bedroom with Dressing Area.

A further Two Bedrooms. Modern Family Bathroom. Attic Room. Externally, drive with ample parking to the front, an enclosed large rear garden ideal for outdoor enjoyment. Two Spacious Garages.

Early inspection is highly recommended to appreciate the setting and potential of this delightful home.

GROUND FLOOR

Entrance Hall

Tiled floor. Door to:

Hobby Room 7'6 x 13'0 (2.29m x 3.96m)

Radiator.

Toilet & Utility Room 7'8 x 9'0 (2.34m x 2.74m)

Low level w.c. Radiator. Unit with cupboards and plumbing for washing machine.

Open Plan Kitchen-Dining 19'0 x 13'0 (5.79m x 3.96m)

Attractive exposed stone fireplace with multi fuel stove with back boiler for central heating and hot water. Tiled floor with electric underfloor heating. Cottage style kitchen with belfast sink. Granite worktops. AGA for cooking (oil fired). Dishwasher and fridge. Opening to:

Inner Hall

Stairs to first floor.

Porch

With outside door to rear garden.

Lounge 12'7 x 13'7 (3.84m x 4.14m)

Multi fuel stove. Oak floor. Patio door to rear garden. Radiator.

FIRST FLOOR

Landing

Bedroom 1 11'1 x 13'3 (3.38m x 4.04m)

Views over open countryside and the sea in the distance. Radiator. Opening to:

Dressing Area 8'9 x 9'5 (2.67m x 2.87m)

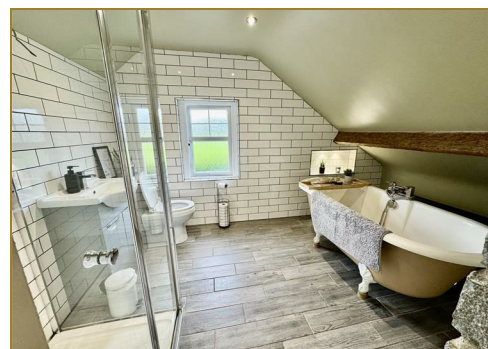
Potential for fourth bedroom. Radiator. Door opening to stairs to attic room.

Bedroom 2 10'0 x 9'8 (3.05m x 2.95m)

Radiator.

Bedroom 3 9'8 x 9'9 (2.95m x 2.97m)

Built in wardrobe.



Tudor

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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Bryn Eifion, Pencaenewydd, LL53 6RA

Bathroom 7'7 x 9'0 (2.31m x 2.74m)

Modern bathroom suite with roll top bath. Shower cubicle. Toilet and Vanity washbasin. Towel radiator. Wood effect tiled floor with underfloor heating.

OUTSIDE

Drive and ample parking. Large lawn gardens to front and rear. Raised patio seating area enjoying spectacular views.

Large Garage 21'0 x 29'0 (6.40m x 8.84m)

Roller door. Double doors at rear.

Garage 9'1 x 17'5 (2.77m x 5.31m)

SERVICES

We understand that mains water, drainage and electricity 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.

ARTICLE 4

For the purposes of Article 4 Direction, the property is registered as a main residence (Class C3).



Tudor

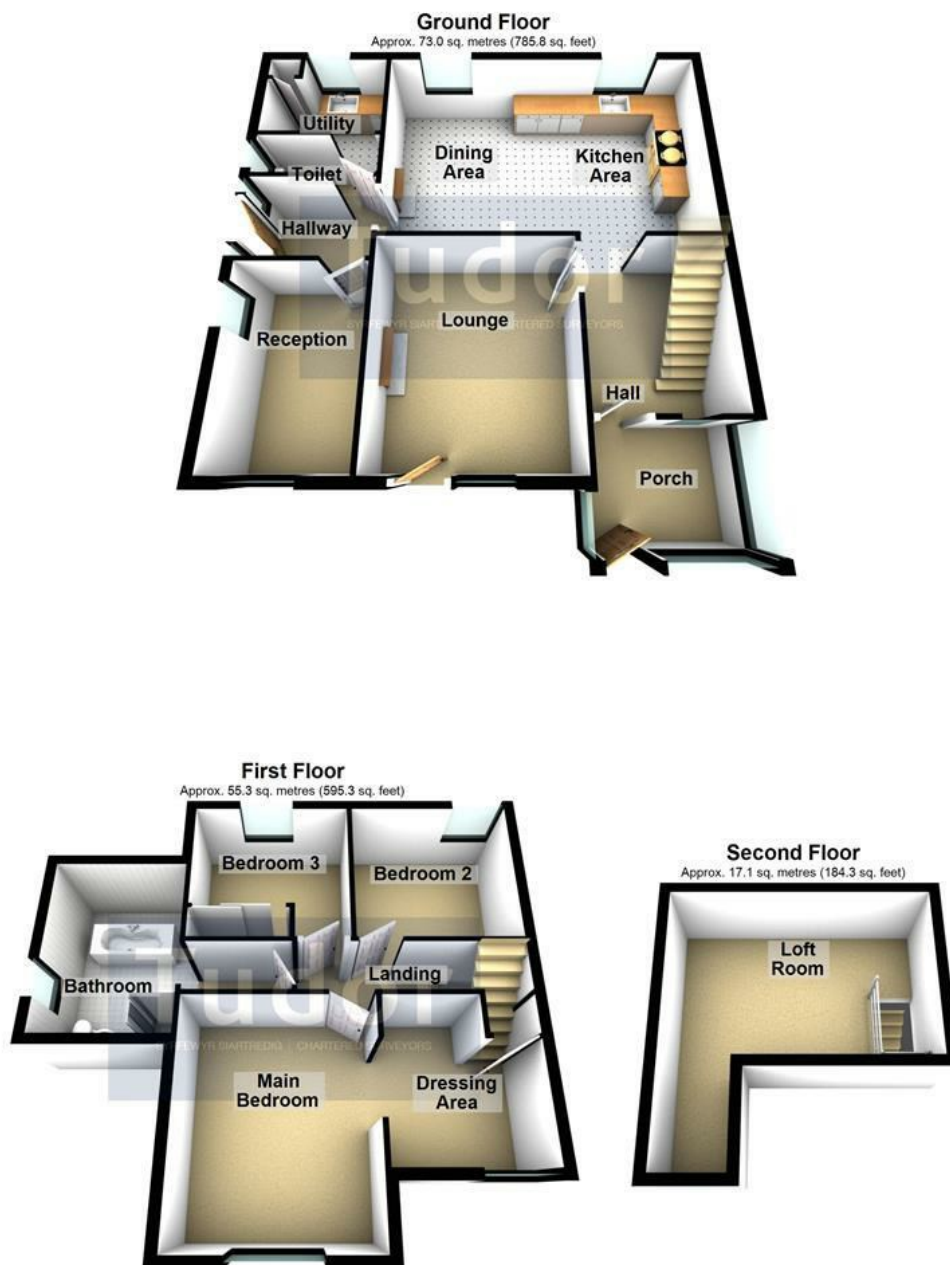
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Bryn Eifion, Pencaenewydd, LL53 6RA



Total area: approx. 145.4 sq. metres (1565.4 sq. feet)

Copyright Tudor Chartered Surveyors & Estate Agents. For room identification only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
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			
England & Wales		60	73
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(12 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



Tudor

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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk