

# Tudor

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



**4 Gerddi Madryn, Chwillog, LL53 6TH**

**£335,000**

- Superior Detached Residence
- Sought-After New Residential Estate
- Three Bedrooms, One with En-Suite
- Recent Construction in 2021
- Modern Accommodation
- Parking, Gardens & Garage



## 4 Gerddi Madryn, Chwillog, LL53 6TH

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this recently constructed modern detached residence, situated in a desirable sought-after new residential estate. Approximately 7 years NHBC Warranty. The property is located in a convenient position in the centre of the village and is within walking distance of the amenities and primary school.

Chwillog is a small rural village about 5 miles from Pwllheli the market town for the area which boasts excellent amenities including leisure centre, golf course and marina.

The spacious and comfortable accommodation has the benefit of double glazing and gas central heating and briefly comprises: - Entrance Hallway. Downstairs Toilet. Lounge. Open Plan Kitchen-Diner with patio doors opening to garden. Spacious Integral Garage with utility area. Shower Room. Three Bedrooms, one with en-suite shower room. Ample Parking. Enclosed Rear Garden with Views.

\*Please note the contents are also available

### GROUND FLOOR

#### Entrance Hall

Radiator. Stairs to first floor.

#### Toilet

Low level w.c. Washbasin. Radiator.

#### Lounge 12'3 x 14'3 (3.73m x 4.34m)

Radiator. Electric fireplace.

#### Open Plan Kitchen/Diner 21'1 x 11'8 (6.43m x 3.56m)

Modern fitted kitchen incorporating: Oven. Ceramic Hob with filter hood over. Fridge Freezer. Dishwasher. Sink unit with mixer tap. Radiator. Under stairs storage cupboard. Patio door to garden. Door to:

#### Garage 11'11 x 19'2 (3.63m x 5.84m)

Electric roller door. Sink unit with plumbing for washing machine and space for dryer. Service door to rear.

### FIRST FLOOR

#### Landing

Radiator.

#### Front Bedroom 12'5 x 11'4 (3.78m x 3.45m)

Built in wardrobe. Radiator.

#### En-Suite Shower 9'6 x 3'10 (2.90m x 1.17m)

Low level w.c. Vanity washbasin. Shower cubicle. Tiled walls.

#### Shower Room 8'2 x 5'8 (2.49m x 1.73m)

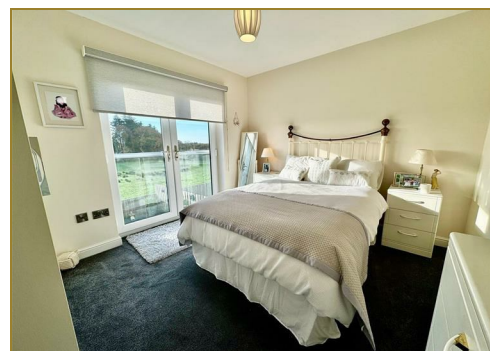
Modern fitted shower cubicle. Vanity washbasin. Low level w.c. Tiled walls. Towel radiator.

#### Rear Bedroom 2 11'11 x 10'5 (3.63m x 3.18m)

Radiator. Fitted wardrobes. Romeo & Juliet Balcony with views.

#### Rear Bedroom 3 (Study) 6'10 x 7'11 (2.08m x 2.41m)

Radiator. Fitted wardrobes.



# Tudor

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## OUTSIDE

Front garden with ample off-road parking. Easily maintained enclosed rear garden with lawn and patio.

## SERVICES

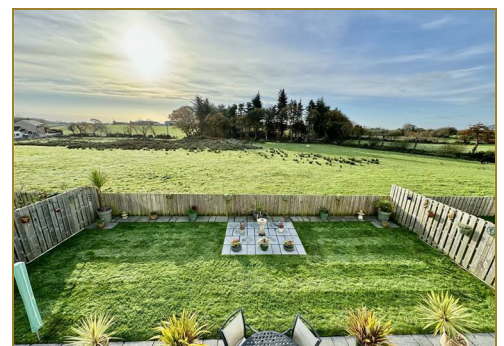
We understand that mains water, electricity and drainage are connected to the property. Privately supplied gas LPG for the estate. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

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

## COUNCIL TAX BAND

Band E



# Tudor

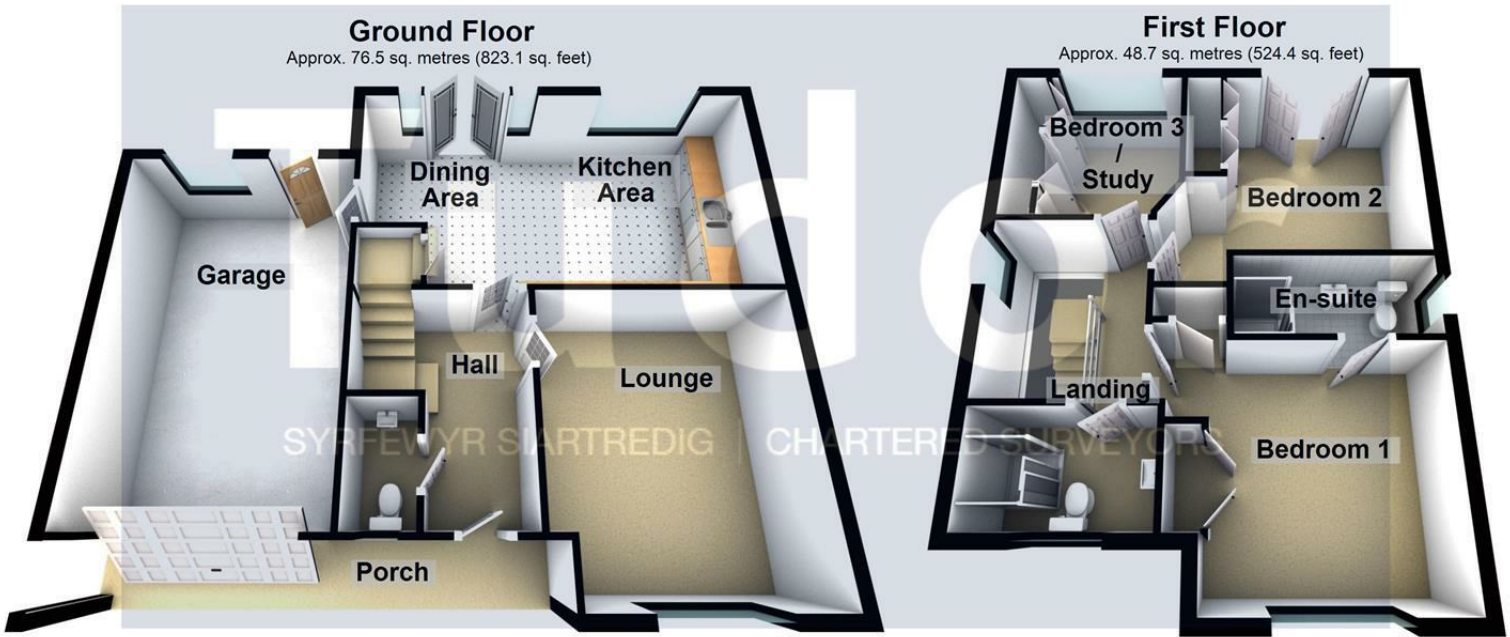
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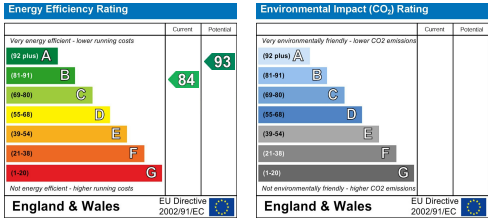
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Total area: approx. 125.2 sq. metres (1347.6 sq. feet)

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Plan produced using PlanUp.

4 Gerddi Madryn, Chwillog, Pwllheli



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