

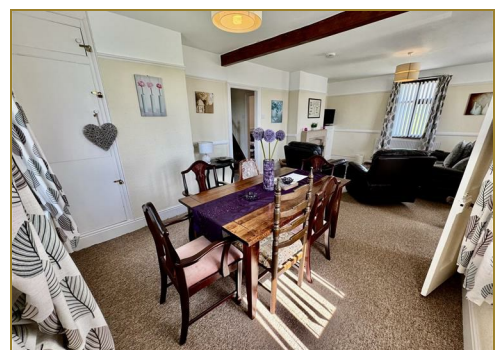
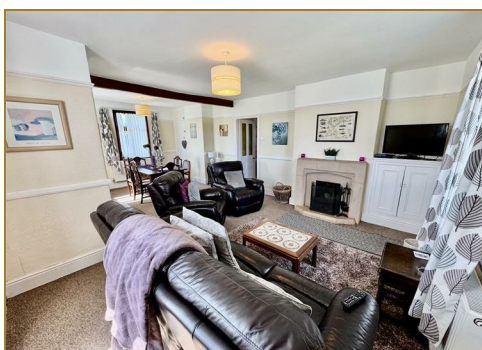
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syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Hafan, Llangwnadl, LL53 8NT **Offers in the region of £349,000**

- Detached Dormer Bungalow
- Short Walk to Porth Colmon
- Ample Parking, Gardens & Garage
- Truly Spectacular Sea & Rural Views
- 2 Receptions, 2 Bedrooms & Loft Room
- Presently Used as Holiday Let Business



Hafan, Llangwnadl, LL53 8NT

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this delightful detached dormer bungalow situated in an elevated position on the North coast of the glorious Llyn Peninsula. This is a rare opportunity to acquire a peaceful retreat nestled in a stunning coastal location with uninterrupted sea views and expansive rural surroundings, with Porth Colmon just a short stroll from the doorstep.

The comfortable accommodation boasts great potential with the benefit of double glazing and oil central heating and briefly comprises of: Porch. Lounge-Dining. Kitchen. Two Bedrooms. Bathroom. Conservatory. Loft Bedroom. Large Garage. Driveway with ample parking. Lawn Gardens with deck – all enjoying the breathtaking views.

Viewing is highly recommended, you won't be disappointed.

GROUND FLOOR

Porch

Radiator. Door to:

Lounge-Dining 15'7 x 23'0 (4.75m x 7.01m)

Two radiators. Open fire.

Inner Hall

Radiator. Stairs to first floor.

Bedroom 8'3 x 9'1 (2.51m x 2.77m)

Radiator. Built in cupboard.

Bedroom 9'6 x 8'5 (2.90m x 2.57m)

Radiator.

Kitchen 7'2 x 11'1 (2.18m x 3.38m)

Kitchen units incorporating single drainer stainless steel sink unit. Plumbing for washing machine and dishwasher. Space for fridge freezer. Space for cooker.

Bathroom 7'1 x 7'8 (2.16m x 2.34m)

White suite comprising panelled bath with shower over. Pedestal washbasin. Towel radiator. Low level w.c. Tiled floor and walls.

Conservatory 14'10 x 14'8 (4.52m x 4.47m)

Sea view. Tiled floor. Door to Garage. Outside door to garden.

FIRST FLOOR

Loft Room 19'1 x 10'8 (5.82m x 3.25m)

Limited headroom. Open beams. Two radiators. Dormer window. Velux window with sea view.

OUTSIDE

Access drive (also providing right of way to the adjoining property). Ample parking. Oil tank & boiler. Gardens enjoying spectacular views with Hot Tub set on raised deck. Large Garage.



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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.

TENURE

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

COUNCIL TAX

For the purposes of Article 4, the property is classed as Business Holiday Accommodation



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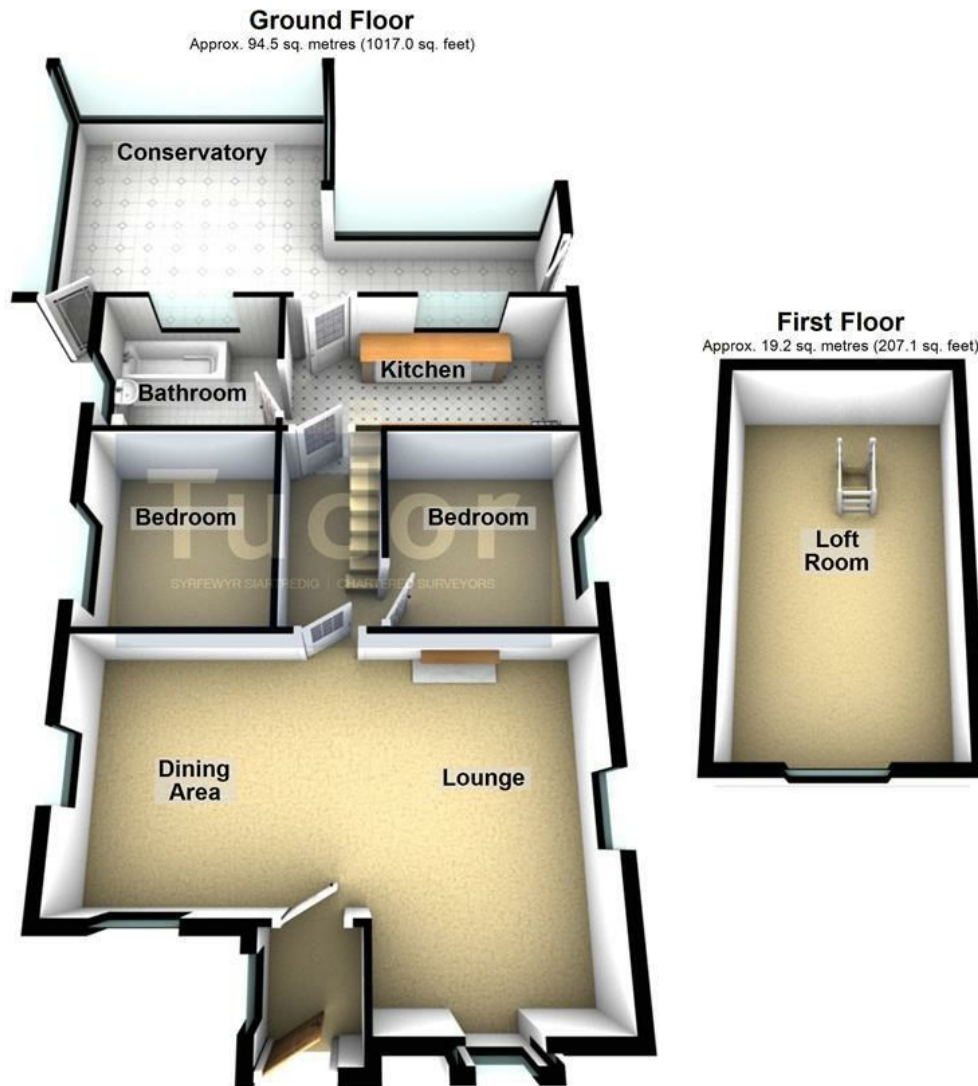
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Total area: approx. 113.7 sq. metres (1224.1 sq. feet)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(32 plus) A	
(81-91) B		(21-31) B	
(69-80) C		(10-20) C	
(55-68) D		(5-9) D	
(39-54) E		(1-4) E	
(21-38) F		(1-4) F	
(1-20) G		(1-4) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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