

Tudor

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



Pen Y Gongl, Garnfadryn, LL53 8TG

£325,000

- Detached Welsh Cottage
- Traditional Cottage Features
- Elevated & Rural Position
- Breathtaking Views
- Two Bedrooms
- Ample Parking & Gardens



Pen Y Gongl, Garnfadryn, LL53 8TG

Tudor Estate Agents & Chartered Surveyors are delighted offer this secluded detached Welsh cottage for sale. Pen Y Gongl offers a truly rare opportunity to acquire a rural property with panoramic views across open countryside towards Caernarfon Bay — with glimpses of Ireland on a clear day. This is arguably one of the most breathtaking outlooks in the heart of Pen Llyn. Accessed via a track, the property is beautifully secluded, enjoying peace, privacy, and a gated driveway with ample parking.

Thoughtfully modernised while retaining its traditional charm, the cottage comprises: Entrance porch. Hall. A Spacious Lounge. Kitchen/diner. Two Bedrooms. Bathroom.

Outside, a combination of gravelled terrace, patio, and lawned garden provides the perfect vantage point to soak in the magnificent surroundings.

An exceptional home in an exceptional location — early viewing is strongly advised. Contact Tudor Estate Agents today to arrange your visit.

Lounge 23'0 x 13'7 (7.01m x 4.14m)

Room full of traditional beams and features with spectacular views over open countryside and the sea beyond. The internal glass door provides the views from the shelter of this spectacular room. Exposed stone fireplace. Night storage heater.

Bedroom 9'6 x 13'10 (2.90m x 4.22m)

Night storage heater. Views.

Kitchen/Diner 8'2 x 15'8 (2.49m x 4.78m)

Night storage heater. Fitted kitchen units with hobs. Plumbing for dishwasher. Single drainer sink unit. Oven and grill.

Inner Hall 7'7 x 5'11 (2.31m x 1.80m)

Bathroom 7'7 x 6'2 (2.31m x 1.88m)

Panelled bath. Washbasin. Low level w.c.

Bedroom 12'10 x 11'11 (3.91m x 3.63m)

Airing cupboard with immersion heater fitted.

Porch

Outside door.

OUTSIDE

Ample parking area. Gardens and grounds all with spectacular views.

SERVICES

We understand that electricity is connected to the property. Private water supply, spring fed with a pump and header tank. 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.



Tudor

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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Pen Y Gongl, Garnfadryn, LL53 8TG



Tudor



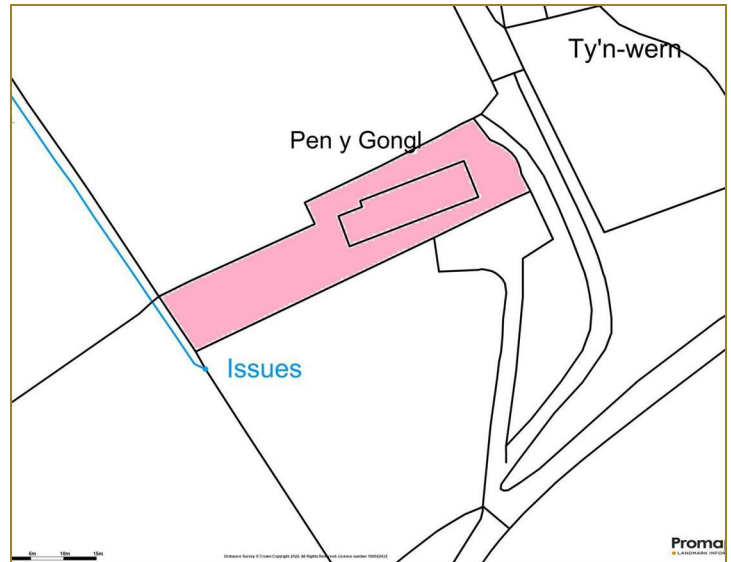
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Pen Y Gongl, Garnfadryn, LL53 8TG



From Pwllheli proceed North-West on the A497. At Efailnewydd turn left, onto the B4415, pass through Rhydyclafdy and then take the second right turning, signposted Garnfadryn, proceed up the hill and at the T Junction signposted Garnfadryn, turn right, proceed through Garnfadryn, leaving the converted chapel on the right. Proceed along the road and bare right at the next junction (straight on). Follow the road around and then bare right proceeding along the farm track. Pass through the gate (leaving the gate closed) then pass Pen Y Allt Goch Cottage and then Pen Y Gongl is the next property on the left. O.S. Ref SH 275-357. **IMPORTANT TO NOT FOLLOW THE POSTCODE TO THIS PROPERTY.** (Please note that your sat nav reference is based on the postcode which, in a rural area, can cover a large geographic area. Please follow the directional note for the latter part of your journey). Viewing by appointment only.

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		78	22
		EU Directive 2002/91/EC	

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



Tudor

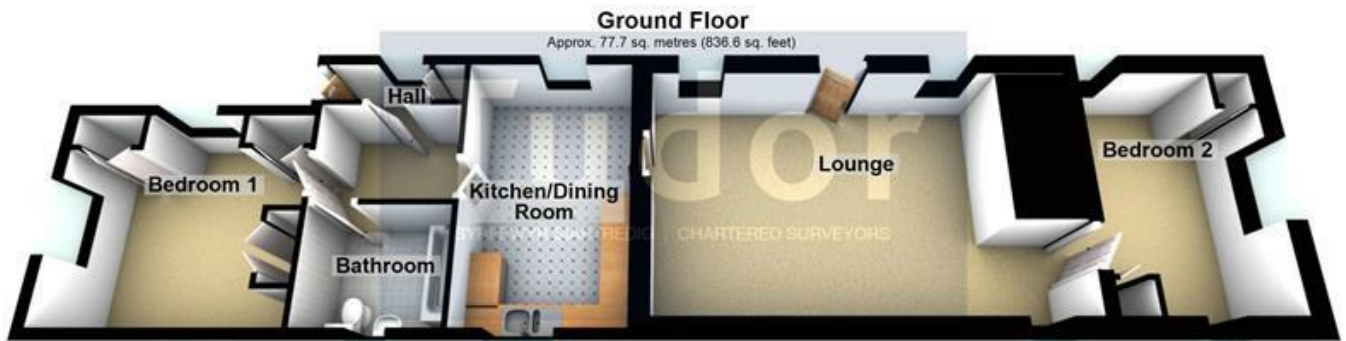
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Pen Y Gongl, Garnfadryn, LL53 8TG



Total area: approx. 77.7 sq. metres (836.6 sq. feet)

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

Pen y Gongl, Garnfadryn, Pwllheli



Tudor

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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk