

Tudor

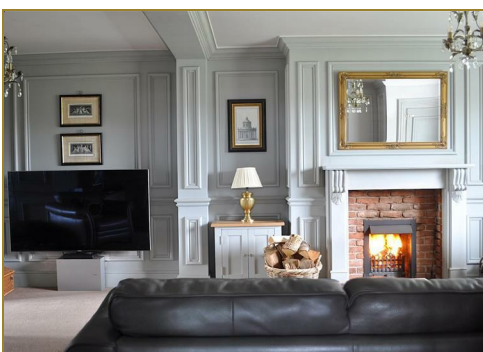
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chartered surveyors | estate agents | property managers



Raifft, Penllech, Tudweiliog, LL53 8PB

£525,000

- Delightful Detached Residence
- North Coast of Llyn Peninsula
- 3 Bedrooms & 3 Receptions
- Small Coastal Village
- Attractively Decorated Throughout
- Gardens, Static Caravan & Ample Parking



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Tudor Estate Agents & Chartered Surveyors are favoured to offer for sale this delightful, rural residence situated on the North side of the glorious Llyn Peninsula and is convenient to the delightful beaches of the North coast. Tudweiliog is about a 25 minute drive to the Market town of Pwllheli or alternatively a 20 minute drive to the fashionable resort of Abersoch with its shops, bars and restaurants. Raifft has been tastefully modernised and improved providing attractive accommodation, has double glazing and oil central heating and briefly comprises the following:- Hall. Lounge. Sitting Room (Potential Third Bedroom). Shower Room. Modern Fitted Kitchen. Dining room. Conservatory with underfloor heating, to be enjoyed all year round. Two Large Bedrooms and Bathroom on the first floor.

Delightful gardens with a choice of seating areas providing outside dining to relax & enjoy the amazing sunsets. Utility Room & Workshop. Six Berth Static Caravan, providing extra accommodation to friends & family which also affords stunning sea views.

Mature gardens and driveways offering complete privacy, surrounded by local grazing land beyond. Ample parking areas.

**Follow the link below for a brochure created by the vendors with a stunning visual to help you understand what makes this property special: <https://issuu.com/raifft/docs/raifft?fr=sOTgzNjgzNzcxNjU>

GROUND FLOOR

Hall

Stairs to first floor. UPVC double glazed front door.

Lounge 15'10 x 19'9 (4.83m x 6.02m)

Working fireplace with an open log fire grate. Two Radiators. Views over open countryside.

Sitting Room/Potential Third Bedroom 11'8 x 12'6 (3.56m x 3.81m)

Radiator. Patio door to garden.

Inner Hall

Shower Room

Low level W.C. Pedestal washbasin. Shower cubicle. Tiled walls and floor.

Kitchen 10'7 x 11'2 (3.23m x 3.40m)

Modern kitchen units. Double oven with gas hobs. Dishwasher. Granite effect worktop with single drainer. Central Island. Opening to:

Dining Room 11'5 x 19'8 (3.48m x 5.99m)

Tiled floor. Door to Lounge. Door to:

Conservatory 11'8 x 19'0 (3.56m x 5.79m)

FIRST FLOOR

Landing

Bedroom 1 13'1 x 15'6 (3.99m x 4.72m)

Maximum measurements to dormer window with rural views. Radiator. Fitted wardrobe.

Bedroom 2 11'7 x 8'9 (3.53m x 2.67m)

Maximum measurements to dormer window with views. Fitted wardrobe. Radiator.

Bathroom 7'2 x 5'1 (2.18m x 1.55m)

White suite with vanity washbasin. Low level W.C. Panelled Bath with Shower over. Tiled floor and walls.



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OUTSIDE

Attractive landscaped gardens with drive and ample parking area.

Utility Room 7'5" x 11'5" (2.26 x 3.48)

Single drainer, stainless steel sink unit with mixer tap. Plumbing for washing machine.

Workshop 9'9" x 35'0" (2.97 x 10.67)

SIX BERTH STATIC CARAVAN

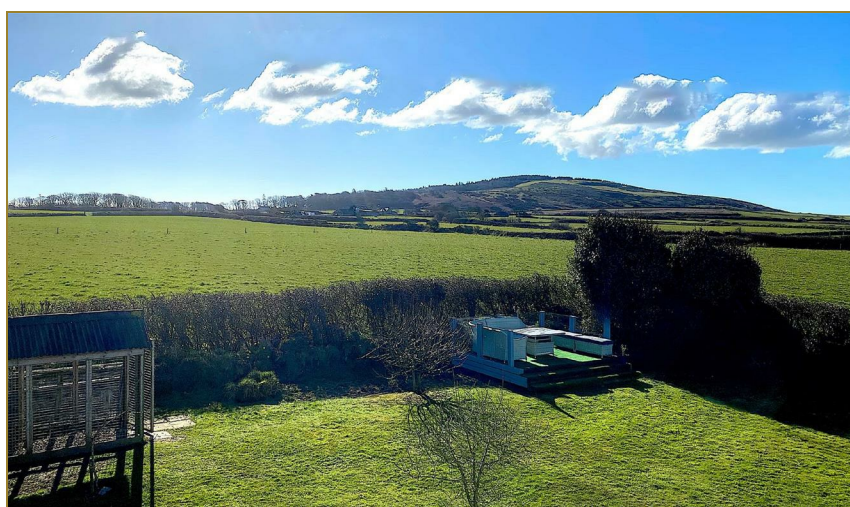
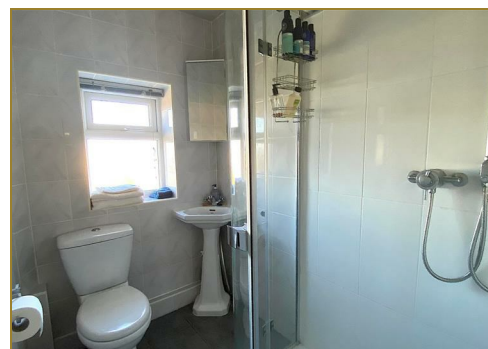
Included at no extra cost.

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 upon completion.



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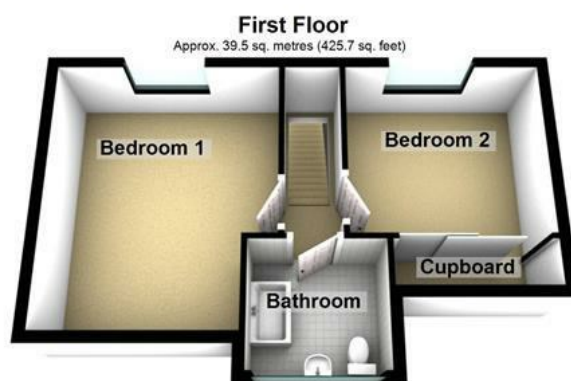
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Total area: approx. 172.0 sq. metres (1851.0 sq. feet)

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Plan produced using PlanUp.

From Pwllheli proceed North-West on the A497. Pass through Efailnewydd and then at the Bryn Cynan roundabout proceed straight ahead on to the B4412 to Morfa Nefyn. At the crossroads in the centre of Morfa Nefyn turn left (B4417) and proceed through Eder and Tudweiliog. After leaving Tudweiliog take the first right turning and then first left. Pass the telephone kiosk and the entrance to Pen Y Bryn and then take the first next left turning. Proceed up the lane and Raifft is at the far end on the right. O.S Ref:- SH 224-358. Sat Nav Ref:- LL53 8PB. (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).

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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(32 plus) A			
(21-31) B			
(13-20) C			
(8-12) D			
(4-7) E			
(1-3) F			
(0) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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