Tudor

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Ty'r Pererinion, Clynnog Fawr, LL54 5PE

£425,000

- Substantial Detached Residence
- Five Bedrooms & Three Bathrooms
- Versatile Accommodation Over Three Floors
- Driveway Parking, Car Port & Village Location
- Large Attractive Rear Garden
- Four Spacious Reception Rooms







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Tudor Estate Agents are delighted to offer for sale this substantial detached residence, providing an abundance of space and versatility, ideal for family occupation. Offering five generous bedrooms and three bathrooms, the property is perfectly suited to a growing family or those who enjoy entertaining guests. Nestled within the charming rural village of Clynnog Fawr and conveniently located for access to Caernarfon, the property enjoys the tranquillity of village life whilst remaining within easy reach of a wider range of amenities and attractions. Combining spacious accommodation with countryside charm, this is an excellent opportunity to acquire a family home in a picturesque part of North Wales. The accommodation is arranged over three floors and briefly comprises: Ground Floor: Entrance hall, well-appointed kitchen, study area with attractive inglenook fireplace incorporating a stove, cloakroom/WC, and two bedrooms, one of which benefits from an en suite shower room. First Floor: Spacious lounge with patio doors opening down to the rear garden, dining room leading through to a cosy sitting room, and a small kitchen. Second Floor: Three further bedrooms, family bathroom, and separate shower room. Externally, the property benefits from a driveway together with a car port, providing ample off-road parking. To the rear is a particularly attractive and spacious garden, offering excellent outdoor space. Properties of this size and character in such a desirable village location are rarely available, and early viewing is therefore highly recommended. Please note that the property is being sold subject to the seller's standard charity covenants. Interested parties are advised to refer to the agent's notes for further information.

MEZZANINE FLOOR
Front door. Stairs leading up and down to living accommodation.



FIRST FLOOR

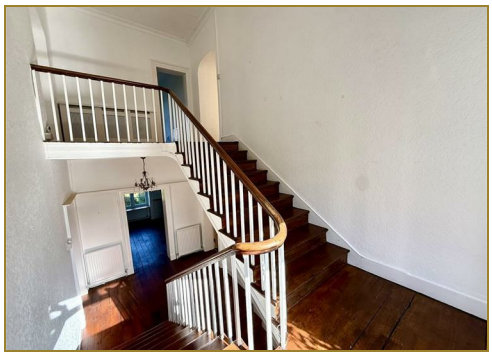
LANDING
Two radiators.

LIVING ROOM 18'3 x 13'7 (5.56m x 4.14m)
Two radiators. Window with concealed cupboard units and sliding shutters. Double patio doors to rear paved patio with steps leading down to the garden.



KITCHEN 8'11 x 12'5 (2.72m x 3.78m)
Gas point for cooker. Radiator. Kitchen units with single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbing for dishwasher. Cupboards in alcove.

DINING ROOM 13'7 x 18'8 (4.14m x 5.69m)
Window with concealed cupboards and sliding sash blind shutters. Radiator. Fireplace with log burner stove. Two steps up to rear office area.



SITTING ROOM 14'5 x 11'11 (4.39m x 3.63m)
Two Velux sky lights. Radiator. Gable window and open beams.

GROUND FLOOR

HALLWAY
Radiator.

KITCHEN 13'2 x 19'1 (4.01m x 5.82m)
Kitchen units with double bowl stainless steel sink unit with drainer and mixer tap. Hand wash basin. Integral dishwasher. Oven and hobs. Boiler. Outside door to car port. Steps up to:



STUDY 14'6 x 11'10 (4.42m x 3.61m)
Measurements to rear of large inglenook fireplace fitted with multi fuel stove. Door to toilet.

TOILET
Low level WC. Washbasin. Electric wall mounted heater.

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BEDROOM/OFFICE



BEDROOM
Door to en-suite shower room.

EN-SUITE SHOWER ROOM

SECOND FLOOR

LANDING
Radiator with radiator cover.



SHOWER ROOM 9'2 x 8'3 (2.79m x 2.51m)
'P' shaped shower. Pedestal washbasin. Low level WC. Feature fireplace. Radiator/towel warmer. Radiator.

BEDROOM 13'7 x 9'10 (4.14m x 3.00m)
Concealed shelves in window recess and fitted with sliding shutters. Radiator. Sea views.



BEDROOM 8'11 x 12'10 (2.72m x 3.91m)
Radiator. Bifold shutters to window. Sea views.

BEDROOM 13'8 x 9'11 (4.17m x 3.02m)
Radiator. Concealed shelves in window recess and fitted with sliding shutters.



BATHROOM 9'1 x 8'2 (2.77m x 2.49m)
Washbasin with cupboards under. Low level WC. Panelled bath. Shower cubicle. Radiator.

CAR PORT 18'10 x 18'0 (5.74m x 5.49m)
Open fronted.

OUTSIDE
Parking space and car port. Large rear garden.







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SPECIAL NOTE (1)

In accordance with our client's charitable status (Registered Charity Number 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.

SPECIAL NOTE (2)

This property will be sold subject to our client's standard covenants.

Not to use the Property for any purpose other than for one single private dwelling or carry on any trade or business at the Property (provided that the use of part of the Property as a home office or the letting of the Property shall not constitute a breach of this clause)
Must not be used for Manufacture, distribution or sale of alcohol?
Must not be used for Religious use
Must not be used for Immoral, sacrilegious, offensive or noisy purposes; use for the occult or psychic mediums; or any use which may cause nuisance or annoyance to the vendor or the use of any retained land where present;
The property shall cease to be called "The Vicarage" or "The Rectory", as the case may be, and shall not be called by any name expressing or implying it to be or to have been the residence of a Minister of Religion and in particular it shall not be called "The Old Vicarage" or "The Old Rectory".
To erect and thereafter forever maintain a good and sufficient stockproof boundary around all sides of the land conveyed..
The purchaser must not make or suffer or allow to be made any complaint or bring action about the noise or disturbance caused by the ringing of any bell or bells in the neighbouring church vested in the Transferor.

The purchaser will be responsible for meeting surveyors and solicitors' fees or any other reasonable costs incurred as a result of any variation, licence or contract relating to any of the above conditions.

If the property is sold to another party (the acquiring party), the purchaser will enter into a contract with the acquiring party and the Representative Body to the effect that the acquiring party will accept and uphold the covenants contained in the original conveyance and incorporate the same clause in the terms of any contract with any successive purchaser.







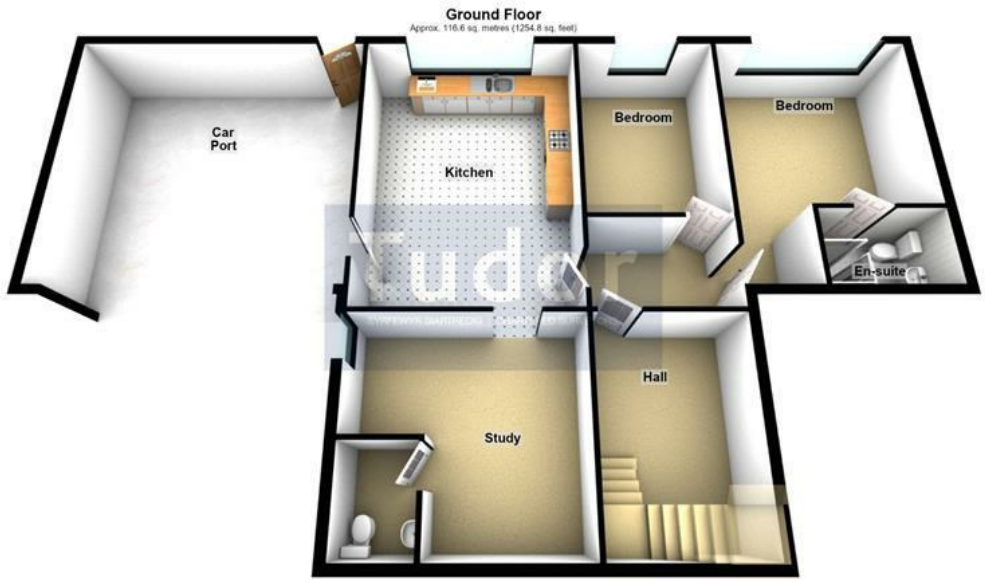


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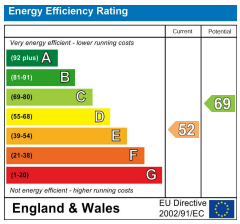


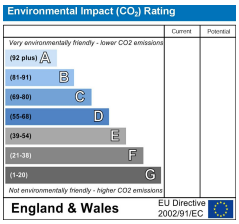


Total area: approx. 280.7 sq. metres (3021.2 sq. feet)

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