

# Tudor

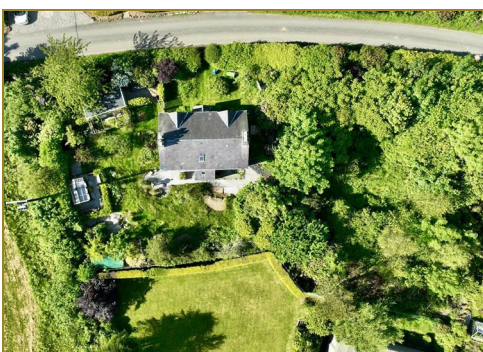
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chartered surveyors | estate agents | property managers



## Pen Boncyn , Boduan, LL53 6DR

**£299,950**

- Detached Residence
- Close to Nefyn & Pwllheli
- Great Potential with Large Gardens
- Rural Area
- 2 Receptions & 3 Bedrooms
- Inspection Recommended





# Pen Boncyn , Boduan, LL53 6DR

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this detached rural residence for sale, located in the heart of the glorious Llyn Peninsula and is convenient for Pwllheli, the market town for the area which boasts excellent amenities including leisure centre, golf course and marina.

The property is also convenient for Nefyn & Morfa Nefyn with a great choice of amenities including the championship golf course and beach.

Pen Boncyn is ripe for refurbishment, offering great potential and briefly comprises of the following: Porch. Hall. Sitting room. Lounge. Pantry. Kitchen. Rear Porch. Bathroom and three bedrooms.

The property benefits of large gardens and grounds with woodland area. Three garden sheds. There is presently parking for two cars at the side of the property.

Inspection Highly Recommended.

## GROUND FLOOR

### Front Porch

### Hall

Stairs to first floor.

### Sitting Room 10'11 x 9'9 (3.33m x 2.97m)

Fireplace.

### Lounge 11'8 x 12'5 (3.56m x 3.78m)

Cupboards in alcove. Stone surround fireplace with slate hearth (not in use).

### Rear Hall

Under stairs cupboard.

### Pantry 8'4 x 3'5 (2.54m x 1.04m)

### Kitchen 9'6 x 6'0 (2.90m x 1.83m)

### Rear Porch

## FIRST FLOOR

### Landing

### Bathroom 10'11 x 7'1 (3.33m x 2.16m)

Panelled bath with shower attachment. Pedestal washbasin. Low level w.c. Cylinder cupboard.

### Rear Bedroom 9'7 x 6'11 (2.92m x 2.11m)

### Front Bedroom 8'10 x 9'0 (2.69m x 2.74m)

### Front Bedroom 10'11 x 8'11 (3.33m x 2.72m)

## 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.



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## TENURE

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

## GWYNEDD COUNCIL TAX

Band D



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# Pen Boncyn , Boduan, LL53 6DR



Total area: approx. 81.6 sq. metres (878.0 sq. feet)

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Plan produced using PlanUp.

## Pen Boncyn, Boduan, Pwllheli

From Pwllheli proceed northwest on the A497 pass through Efailnewydd and then pass the church and RAC kiosk in Boduan and then take the next left turning. Pen Boncyn is then on the left. OS Reference: - SH 320-381. Satellite Navigation Reference: - LL53 6DR. (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		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>	<div>96</div>	(92 plus) <b>A</b>	<div>20</div>
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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