

# Tudor

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chartered surveyors | estate agents | property managers



## Swn Y Mor Craig Y Llan (Quarry Road), Llanbedrog, LL53 7UW

**£750,000**

- Detached Residence
- Walking Distance to Quarry Beach
- 4 Bedrooms, 3 with En-Suite
- Spectacular Sea Views
- Popular Sought-After Location
- Drive, Outbuildings, Attractive Gardens



# Swan Y Mor Craig Y Llan (Quarry Road), Llanbedrog, LL53 7UW

Tudor Chartered Surveyors & Estate Agents are favoured with instructions to offer for sale this detached residence situated in a glorious south facing sought-after location being elevated with spectacular views over the Warren, Abersoch Bay and St Tudwals Islands.

The property is within easy walking distance of the beach and is only a few miles from Abersoch the popular seaside resort located on the south side of the glorious Llyn Peninsula.

The property has been extended to provide spacious accommodation retaining the characteristics and charm of a traditional Welsh cottage which briefly comprises of the following:

Entrance Hall. Lounge. Sitting room/dining. Toilet. Kitchen. Four bedrooms, three with en-suite. Bathroom.

The property is approached by a private drive leading to ample parking within its own gardens and grounds with the benefit of a stone outbuilding used for storage with a garage on the opposite side of the road.

This is a rare occasion to purchase a freehold property in this popular tourist area and benefiting from spectacular views.

## Entrance Hallway

UPVC double glazed double doors. Radiator.

## Lounge 15'10 x 20'10 (4.83m x 6.35m)

Maximum measurements into bow window UPVC with window seat and spectacular sea views encompassing the Warren and St Tudwals Islands. Open beams. Vaulted ceiling. Three radiators. Large inglenook fireplace with local stone insert. Door to:

## Sitting Room/Dining 23'1 x 16'5 (7.04m x 5.00m)

'L' shaped room maximum measurements. Fireplace. Three radiators. Cupboard in alcove. Full width UPVC double glazed window with spectacular sea views. Patio doors to paved patio and front garden. Small kitchenette with single drainer sink unit. Door to:

## Toilet

Low level w.c. Washbasin.

## Inner Hall

Outside door to rear. Radiator.

## Bathroom 8'0 x 5'6 (2.44m x 1.68m)

Coloured suite with low level w.c. Pedestal washbasin. Panelled bath with shower over. Radiator.

## Kitchen 13'5 x 9'10 (4.09m x 3.00m)

Radiator. Kitchen units with double drainers stainless steel sink unit with mixer tap. Plumbing for dishwasher and washing machine.

## Rear Porch

Outside door.

## Boiler Room

Oil fired Worcester boiler for central heating and hot water. Cylinder cupboard with electric immersion heater fitted to cylinder.

## Bedroom 10'6 x 13'0 (3.20m x 3.96m)

Plus door recess. Radiator. Picture window with sea views. Door to:



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# Swn Y Mor Craig Y Llan (Quarry Road), Llanbedrog, LL53 7UW

## En-Suite Bathroom 6'7 x 10'0 (2.01m x 3.05m)

Radiator. Coloured suite with pedestal washbasin. Bidet. Low level w.c. Panelled bath. Shower tray with electric shower.

## Bedroom 6'5 x 9'7 (1.96m x 2.92m)

Radiator. Sea views.

## Bedroom 14'7 x 12'0 (4.45m x 3.66m)

Dual aspect. Sea views. Two radiators.

## En-Suite

Shower cubicle. Low level w.c. Washbasin.

## Bedroom 11'2 x 11'4 (3.40m x 3.45m)

Fitted wardrobes in recess. Radiator. Window with sea views. Door to:

## En-Suite

## OUTSIDE

Drive and ample parking. Attractive patio with sea views.

## Outbuilding/Storage

## SERVICES

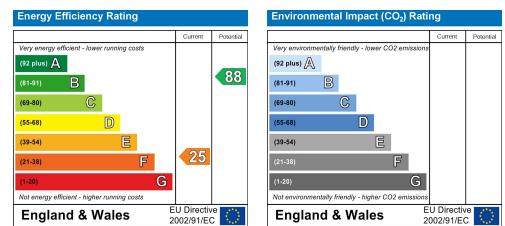
We understand that mains water and electricity are connected to the property. Private drainage. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

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



From Pwllheli proceed west on the A499 in the direction of Abersoch. As you enter Llanbedrog bare left at the garage and proceed along Beach Road. Follow the road around and then just before the Church Hall turn left and proceed up the lane. Pass Bol Mynydd Caravan Site. Bare right (do not turn left at the junction just after the lay-by) proceed down the hill and then take the next left turning into Graig Y Llan (Quarry Road). Proceed along the lane and Swn Y Mor is on the right handside. O.S. Ref SH 325-305. Sat Nav Ref: LL53 7UW. (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.



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