

# Tudor

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chartered surveyors | estate agents | property managers



## Ty Capel Brynmawr, Sarn, LL53 8RR

**£195,000**

- Detached Residence
- Spectacular Views
- Garden
- Rural Position, Close to Sarn
- 2 Receptions & 3 Bedrooms
- Inspection Recommended





# Ty Capel Brynmawr, Sarn, LL53 8RR

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this former chapel house situated in a rural position enjoying spectacular views over open countryside with the sea in the distance. The property is close to Sarn Mellteyrn, a small rural village in the heart of the Llyn Peninsula offering amenities.

Conveniently located for traveling to Aberdaron at the Western extremity of the Peninsula to the renowned watersports resort of Abersoch and also to Pwllheli the market and marina town.

The accommodation is on two floors and briefly comprises of: Hall. Lounge. Sitting room. Kitchen. Utility room. Three bedrooms and bathroom. Garden.

Gwynedd Council Tax Band: C

## GROUND FLOOR

### Hall

Stairs to first floor.

**Living Room 12'9 x 11'5 (3.89m x 3.48m)**

**Kitchen 7'6 x 4'10 (2.29m x 1.47m)**

**Lounge 9'5 x 11'10 (2.87m x 3.61m)**

**Utility Room 9'5 x 4'3 (2.87m x 1.30m)**



## FIRST FLOOR

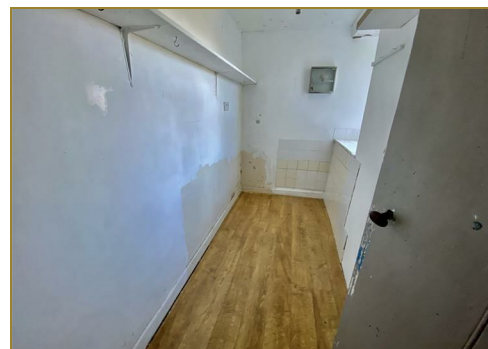
### Landing

**Rear Bedroom 3 9'9 x 6'5 (2.97m x 1.96m)**

### Bathroom

**Front Bedroom 1 9'9 x 10'0 (2.97m x 3.05m)**

**Front Bedroom 2 7'9 x 10'1 (2.36m x 3.07m)**



## OUTSIDE

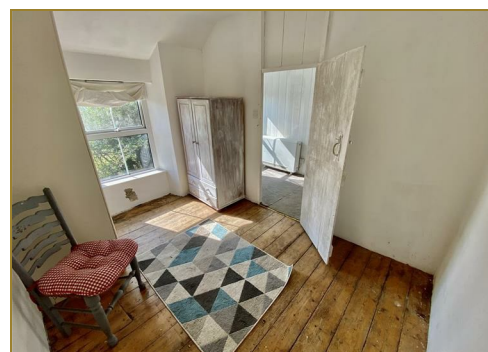
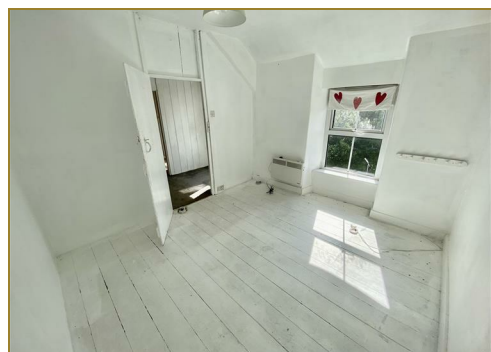
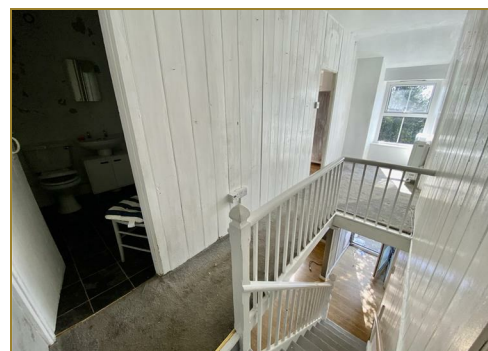
Front garden leading to spacious garden to the side with potential.

## 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.



# Tudor

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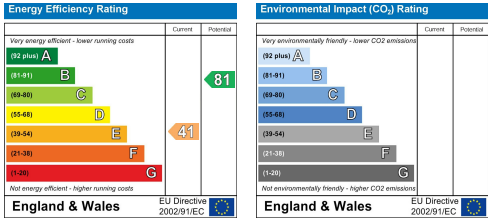
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Total area: approx. 69.3 sq. metres (745.8 sq. feet)

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Plan produced using PlanUp.

Ty Capel, Brynmawr, Sarn, Pwllheli



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