

Tudor

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chartered surveyors | estate agents | property managers



Cae'r Eos, Aberdaron, LL53 8LL

£425,000

- Detached Residence
- Spectacular Countryside & Sea Views
- Landscaped Gardens & Grounds
- Delightful Rural Area
- 2 Receptions & 4 Bedrooms
- Self-Contained Static Caravan



Cae'r Eos, Aberdaron, LL53 8LL

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this exceptional detached property, beautifully positioned between coast and countryside, with spectacular panoramic views.

Cae'r Eos enjoys a delightful rural setting on an elevated plot, offering spectacular views over open countryside and out towards the sea, encompassing . Located on the outskirts of Aberdaron, the popular picturesque seaside village, at the western extremity of the glorious Llyn Peninsula. The property is also conveniently placed for Porthor Beach (Whistling Sands), a local gem known for its unique sound and natural beauty. The comfortable and spacious accommodation benefits from double glazing and oil central heating, and briefly comprises: Porch and Entrance Hall. Lounge. Dining Room opening to Kitchen. Utility. Three Bedrooms on the ground floor. Principal Bedroom on the first floor with modern En-Suite Shower Room. Loft eaves storage with excellent potential. Externally, the property features: Driveway and ample parking. Well-maintained Static Caravan, ideal for guests or additional income. Gardens and Grounds with Garage. Second store room/workshop. Greenhouse with thriving grapevines. Currently used for holiday letting.

Viewing highly recommended.

GROUND FLOOR

Porch 6'9 x 4'6 (2.06m x 1.37m)

UPVC double glazed front door.

Hall

Stairs to first floor. Radiator. Leading to:

Inner Hall

Airing cupboard with cylinder.

Lounge 13'8 x 23'3 (4.17m x 7.09m)

Maximum measurement 'L' shaped room. Three radiator. Fireplace with tile surround. Two double glazed picture windows with spectacular views over open countryside and Aberdaron Bay and Gwylan Island in the distance. Sliding patio door UPVC double glazed. Laminate oak effect floor.

Sitting/Dining Room 9'6 x 19'3 (2.90m x 5.87m)

Radiator. Picture window overlooking the garden and the glimpses of the sea in the distance. UPVC double glazed. Two radiators. Glazed partition, opening to:

Kitchen 10'1 x 14'8 (3.07m x 4.47m)

Modern kitchen units with granite worktops incorporating stainless steel under sink twin bowl with mixer tap. Space for cooker with extractor hood over. Integral larder cupboard. Integral fridge. Radiator. Tiled floor. Door to:

Rear Porch

Outside door.

Utility Room

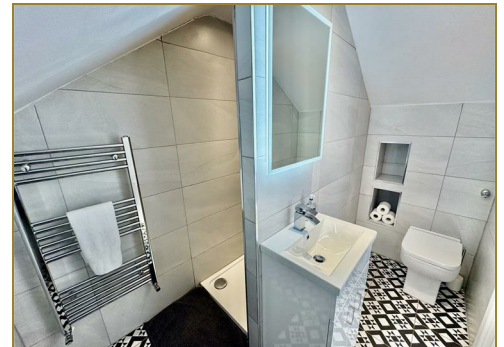
Plumbing for washing machine. Washbasin. UPVC double glazed window.

Bathroom 8'10 x 8'8 (2.69m x 2.64m)

Modern white suite with corner entry shower with electric shower. Vanity washbasin with w.c. combination. Quadrant bath with seat and electric shower over. Part tiled walls and floor. Radiator/towel warmer.

Bedroom 1 (Rear) 12'2 x 8'1 (3.71m x 2.46m)

Radiator. Built in wardrobe. UPVC double glazed window with glimpses of the sea.



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Cae'r Eos, Aberdaron, LL53 8LL

Bedroom 2 7'10 x 13'6 (2.39m x 4.11m)

Radiator.

Bedroom 3 (Front) 9'11 x 8'9 (3.02m x 2.67m)

Radiator.

FIRST FLOOR

Landing

Storage cupboard.

Bedroom 4 20'3 x 10'4 (6.17m x 3.15m)

Maximum measurements to recess. Two velux roof lights. Eaves storage cupboard. Radiator. Full range of built in wardrobes. Views over open countryside and Aberdaron Bay in the distance. Access door to attic room.

En-Suite Shower Room 8'4 x 5'7 (2.54m x 1.70m)

Modern shower room with low level w.c. Walk-in shower. Vanity washbasin. Towel radiator.

Attic Room

Suitable for hobby space with limited headroom.

OUTSIDE

Oil fired boiler for central heating and hot water. Oil tank. Rear garden with raised flower bed boundary. Raised paved patio area with spectacular views. Patio with steps down to garden. Raised vegetable patch. Access drive with ample parking.

Garage 11'4 x 20'3 (3.45m x 6.17m)

With workshop bench and views.

Workshop 15'10 x 14'0 (4.83m x 4.27m)

Storage deck above.

Greenhouse 12'3 x 13'10 (3.73m x 4.22m)

With spectacular views!!

CARAVAN

4/6 berth caravan with external built deck - all with spectacular views. Briefly comprises of: Two bedrooms. Shower room. Kitchen/dining opening to lounge with seating area and views.

SERVICES

We understand that mains water and electricity are connected to the property. Oil fired external boiler for central heating and hot water. Private drainage - Septic tank. 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.



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Total area: approx. 145.9 sq. metres (1570.8 sq. feet)

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Plan produced using PlanUp.

From Pwllheli proceed west on the A499 and at Llanbedrog turn right onto the B4413 pass through Llanbedrog and Mynytho. Onwards through Botwnnog and Sarn Mellteyrn. Passing through Penygroeslon and then on entering Aberdaron bear right at the row of local authority residence. Pass the old church and then at the crossroads turn right. Pass Gwythrian Farm. Continue along this road and Cae'r Eos is then on the left hand side. Turn into the drive and the house is on the right. O.S. Ref SH 163-282. Sat Nav Ref LL53 8LL. (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		53	77
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			
(5-12) D			
(1-4) E			
(1-4) F			
(1-4) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		45	70
EU Directive 2002/91/EC			



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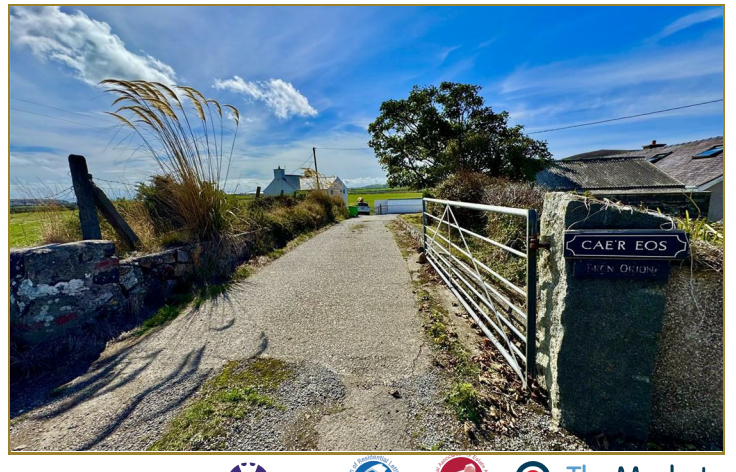
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