

Tudor

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2 Ty Newydd Tir Ger Neigwl, Mynytho, LL53 7RY Offers in the region of £230,000

- Semi Detached Residence
- Recently Constructed
- Outskirts of Rural Village
- Convenient for Abersoch
- Comfortable, Spacious Accommodation
- Parking & garden



2 Ty Newydd Tir Ger Neigwl, Mynytho, LL53 7RY

This semi-detached bungalow is situated on the outskirts of Mynytho, a small rural village, which is only about 3 miles Abersoch, a popular seaside resort.

The property is of recent construction and has surprisingly spacious accommodation with the benefit of double glazing and central heating and briefly comprises the following:- Recessed porch. Lounge. Kitchen/dining. Utility. Three bedrooms. Two bathrooms. Paved parking area and garden to rear.

GROUND FLOOR

Recessed porch

Hall

Radiator. Under stairs storage cupboard.

Kitchen / dining 10'10" x 21'2" (3.30 x 6.45)

Modern kitchen units incorporating dishwasher, refrigerator and freezer. Single drainer, stainless steel sink unit with mixer tap. Gas hobs and electric oven. Door to:-

Utility 5'8" x 9'8" (1.73 x 2.95)

Kitchen units and plumbing for washing machine. Outside doors to front and rear.

Lounge 12'6" x 21'4" (3.81 x 6.50)

Laminate, wood effect floor. Radiator.

Bathroom

New, white suite with vanity wash basin. 'P' bath with shower over. Low level W.C. Radiator. Tiled floor. Part-tiled walls.

Rear bedroom

Radiator. Laminate, wood effect floor.

Rear bedroom

Radiator. Laminate, timber effect floor.

FIRST FLOOR

Landing

Airing cupboard with radiator. Velux roof light.

Bathroom

Low level W.C. Panelled bath. Vanity wash basin. Tiled floor. Velux roof light. Towel warmer.



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Lounge or bedroom three

Two radiators. Built-in wardrobes. Two large velux windows. Wiring for TV and sky.

OUTSIDE

Paved rear garden and parking area. Rear garden and wendy house.

SERVICES

We understand that mains water, electricity and drainage are connected to the property. LPG gas (no mains gas in Mynytho). Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

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



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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

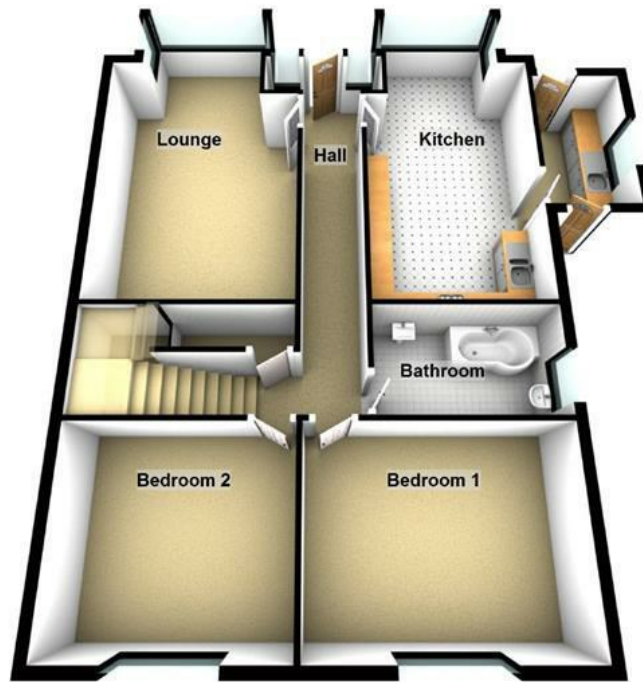
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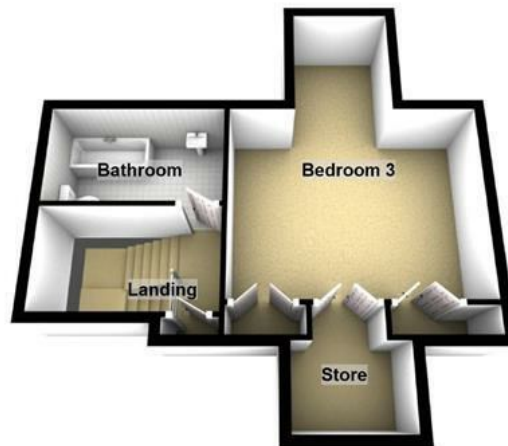
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Ground Floor
Approx. 1121.6 sq. feet



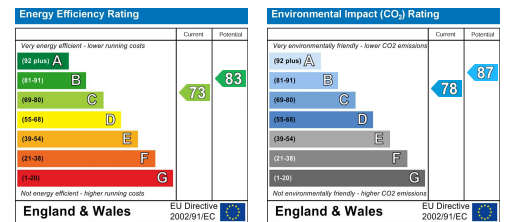
First Floor
Approx. 455.7 sq. feet



Total area: approx. 1577.3 sq. feet
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Plan produced using PlanUp.

2 tir ger, Mynytho, Pwllheli

From Pwllheli proceed west on the A499. At Llanbedrog turn right onto the B4413. Pass through Llanbedrog village and up the hill to Mynytho. Bear right at the Post Office and proceed out of the village but take the first turning on the left. Proceed down the hill and the property is on the left hand side. O.S Ref:- SH 302-306. Sat Nav Ref: LL53 7RY



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