

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Haulfron , Pencaenewydd, LL53 6DJ

Guide price £370,000

- Detached Residence
- Elevated & Rural Location
- Outbuildings with Great Potential
- 3.14 Acres Or Thereabouts
- 2 Receptions & 3 Bedrooms
- Grazing Land/Paddock



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Tudor Estate Agents & Chartered Surveyors have been favoured with instructions to offer this detached residence for sale, located in a delightful rural area, south-facing with truly spectacular countryside views and the sea in the distance.

This is an exciting opportunity to acquire a property in an elevated countryside position in Pencaenewydd – In all extending to 3.14 acres or thereabouts.

The spacious accommodation offers great potential and briefly comprises of the following: Entrance Hall. Wet room. Study/Sitting Room. A most attractive living room. Kitchen. Utility/Conservatory. Three bedrooms - one with walk-in ensuite & dressing area. Shower room.

Drive and ample parking. One of the main attractions with Haulfron which offers great potential are the outbuildings and barn with crog loft previously used as an art studio. Gardens & grounds. Grazing land/Paddock - Inspection Highly Recommended

GROUND FLOOR

Entrance Hall

Two radiators. Stairs to first floor.

Wet Room 4'8 x 7'8 (1.42m x 2.34m)

Low level w.c. Washbasin. Electric shower. Towel radiator.

Study/Sitting Room 8'10 x 11'3 (2.69m x 3.43m)

Radiator.

Living room 22'6 x 17'3 (6.86m x 5.26m)

Tiled floor. Radiator. Attractive red brick surround fireplace with multi fuel stove. Door to:

Kitchen 8'6 x 17'0 (2.59m x 5.18m)

Kitchen units incorporating double oven. Ceramic hobs. Tiled floor. Outside door.

Utility/Conservatory 11'3 x 7'7 (3.43m x 2.31m)

Patio door to rear. Plumbing for washing machine. Single drainer stainless steels sink unit. Combi boiler (lpg).

FIRST FLOOR

Landing

Radiator.

Shower Room

Low level w.c. Pedestal washbasin. Shower cubicle.

Bedroom 3 8'11 x 11'4 (2.72m x 3.45m)

Radiator.

Bedroom 2 9'1 x 14'0 (2.77m x 4.27m)

Used as a craft room. Radiator.

Bedroom 1 10'0 x 13'10 (3.05m x 4.22m)

Radiator. Opening to:

Walk-in Dressing Room/En-Suite 8'7 x 17'3 (2.62m x 5.26m)

Fitted wardrobes. Low level w.c Washbasin. Shower cubicle. Radiator.



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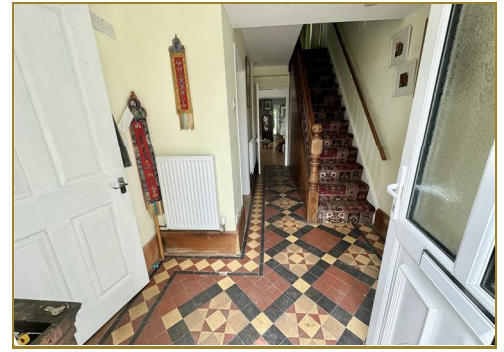
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SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. LPG (No mains gas in the area). 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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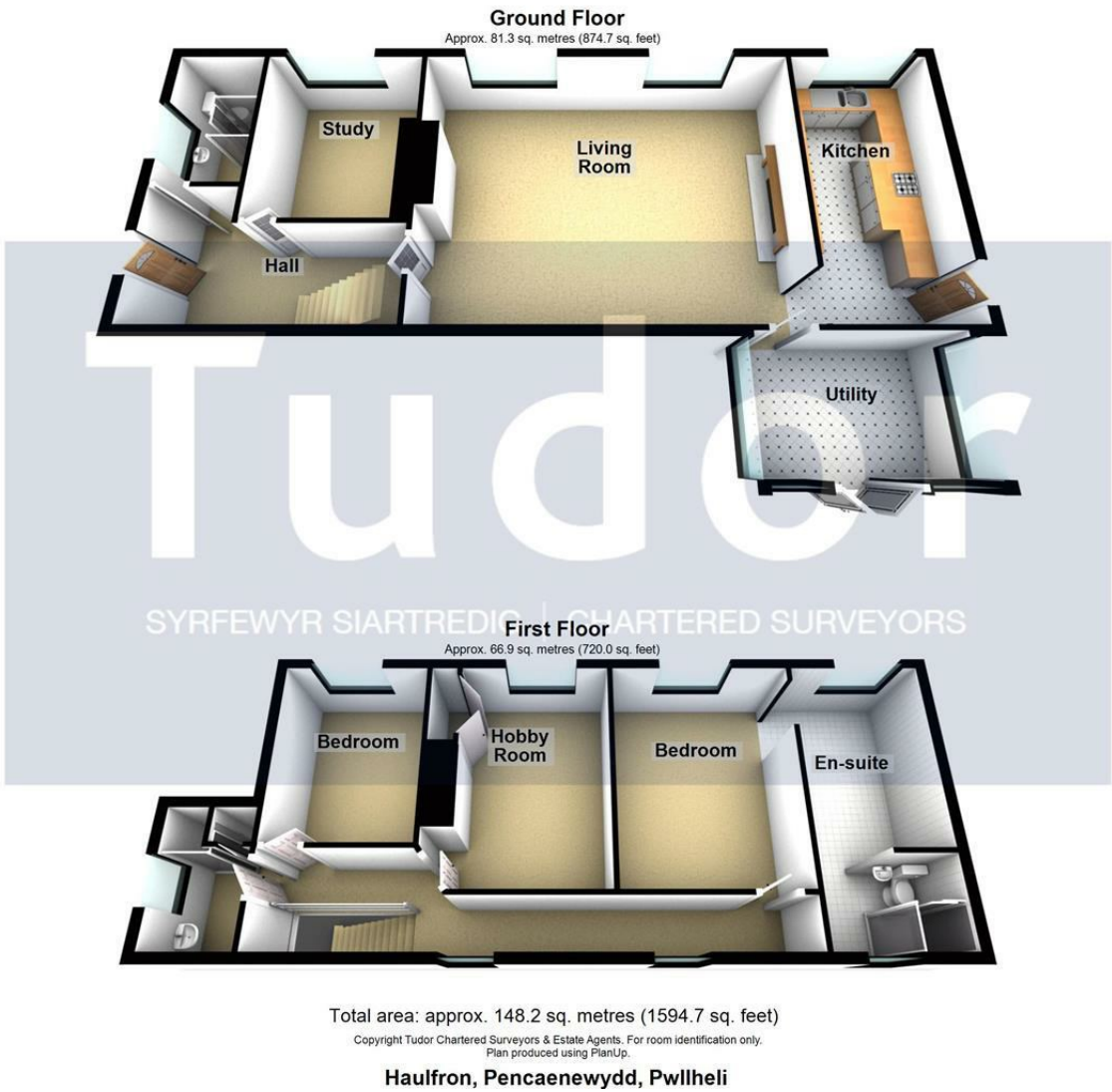
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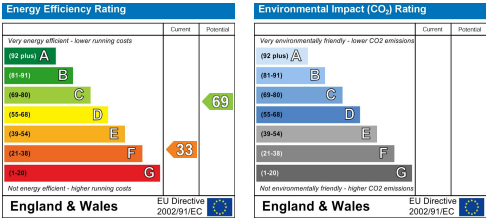
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From Pwllheli proceed north east on the A499, pass through Y Ffor and take the next right turning (to Pencaenewydd). Keep left at Melin Plas Du and at Pencaenewydd, proceed straight across the crossroads, continue on this lane and the entrance to Haulfron is on the left. Sat Nav Ref LL53 6DJ.



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