

Tudor

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



Culfor Gwyn, Mynytho, LL53 7RN

£420,000

- Detached Bungalow
- Elevated Position
- Grazing Land - 1 Acre or Thereabouts
- Spectacular Sea & Rural Views
- Two Bedrooms
- Ample parking, Gardens & Garage



Culfor Gwyn, Mynytho, LL53 7RN

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this detached bungalow which occupies an elevated site and enjoys truly spectacular views over the open countryside and towards Cardigan Bay with St Tudwals Islands in the distance.

The property is ripe for refurbishment, has the benefit of double glazing and gas LPG central heating and briefly comprises of the following: -

Conservatory. Hall. Lounge. Kitchen/diner. Shower room. Two bedrooms. Garage/workshop.

Drive with ample parking. Easily maintained patio and graveled gardens to the front and rear with spectacular views.

The bungalow has the benefit of grazing land which extends to 1 acre or thereabouts - Plan available on request.

The sale will be subject to a overage agreement whereby if the land is developed in the next 21 years the seller will be entitled to 50% share of the uplift in value.

Conservatory 15'3 x 9'06 (4.65m x 2.90m)

Radiator. Tiled floor. UPVC double glazed windows and door to rear. Door to:



Hall 8'5 x 10'1 (2.57m x 3.07m)

Cloak cupboard. Door to:

Rear Bedroom 9'8 x 8'0 (2.95m x 2.44m)

Plus recess. Radiator. Cylinder cupboard.

Inner Hall

Radiator. Storage cupboard. Access to attic (water tank).

Lounge 16'9 x 15'5 (5.11m x 4.70m)

Radiator. Gas fireplace. Two UPVC double glazed windows and floor length window.



Open Plan Kitchen/Diner

Kitchen Area 10'6 x 11'10 (3.20m x 3.61m)

Kitchen units incorporating stainless steel sink unit, space for cooker, washing machine and fridge/freezer. Radiator.

Dining Area 7'9 x 10'0 (2.36m x 3.05m)

Radiator.

Shower Room 5'10 x 9'6 (1.78m x 2.90m)

Low level w.c. Vanity washbasin. Shower cubicle with Mira shower.



Bedroom 10'7 x 9'5 (3.23m x 2.87m)

Radiator. Built in wardrobe.

GARAGE

Presently in two rooms 9'5 x 16'3 & 9'5 x 7'11. Up and over door. Service door to the side. Toilet. Sink unit. Electricity.

SERVICES

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

TENURE

Culfor Gwyn, Mynytho, LL53 7RN

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(98-100)	A	(81-91)	A
(89-90)	B	(81-91)	B
(80-88)	C	(79-88)	C
(71-79)	D	(69-78)	D
(61-69)	E	(61-70)	E
(51-59)	F	(51-59)	F
(1-49)	G	(1-49)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



Tudor

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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk