

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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1 Pen Y Groes Cottages, Penrhos, LL53 7TD

Price guide £220,000

- Semi-Detached Cottage
- Close to Pwllheli, Llanbedrog & Abersoch
- Large Garden & Parking
- Walking Distance to Beach & Golf Course
- 2 Receptions & 2 Bedrooms
- Planning permission for two storey extension



1 Pen Y Groes Cottages, Penrhos, LL53 7TD

Tudor Estate Agents & Chartered Surveyors are delighted to offer this semi-detached cottage for sale.

1 Pen Y Groes Cottages is situated in this small village on the outskirts of Pwllheli and is only a short drive from Llanbedrog and Abersoch the popular seaside resorts situated on the south side of the glorious Llyn Peninsula. The cottage is also within walking distance of the beach and golf course.

The comfortable accommodation briefly comprises of: Lounge. Kitchen. Bathroom. Dining/Sun room. Two bedrooms. Gravelled drive opening to large lawn garden. Summer house. Ample parking with space for caravan with electric point.

The property also benefits from recently installed solar panels.

The property has been granted planning permission for a two storey extension. Planning registration number: C23/0235/40/DT. Further details available upon request.

Inspection highly recommended.

GROUND FLOOR

Dining/Sun Room 9'0 x 10'11 (2.74m x 3.33m)

Patio doors to paved patio. Electric heater. Door to:

Bedroom 5'10 x 10'9 (1.78m x 3.28m)

Inner Hall

Airing cupboard with cylinder tank for hot water.

Bathroom 5'7 x 6'7 (1.70m x 2.01m)

White suite comprising low level w.c. Pedestal washbasin. Panelled bath with electric shower over. Tiled floor and walls. Radiator/towel warmer.

Kitchen/Diner 9'6 x 9'4 (2.90m x 2.84m)

Kitchen units incorporating single drainer stainless steel sink unit. Space for dishwasher, washing machine, oven and fridge. Tiled floor.

Lounge 11'7 x 13'10 (3.53m x 4.22m)

Multi fuel stove. Open beams. Stairs to first floor. Under stairs storage. UPVC double glazed front door.

FIRST FLOOR

Bedroom 12'4 x 14'1 (3.76m x 4.29m)

Views towards open countryside with Cardigan Bay and St Tudwals Islands in the distance. Feature fireplace.

OUTSIDE

Large lawn garden with ample parking. Summerhouse.

SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. No Main Gas in Penrhos. 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.

GWYNEDD COUNCIL TAX

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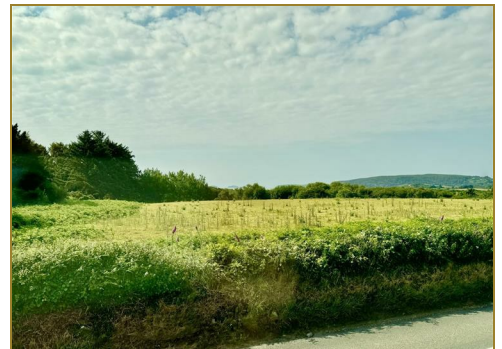
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

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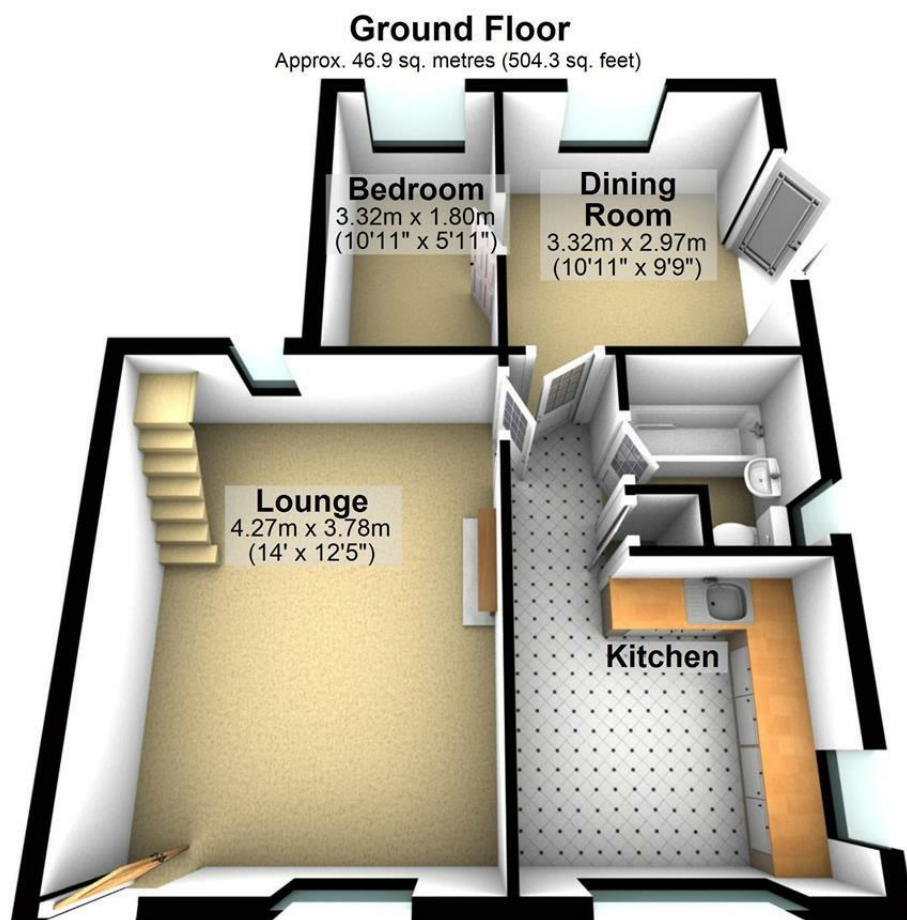
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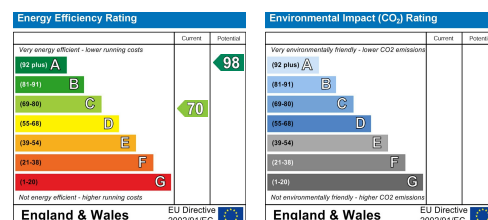


Total area: approx. 62.9 sq. metres (677.3 sq. feet)

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Plan produced using PlanUp.

1 Penygroes Cottages, Penrhos, Pwllheli

From Pwllheli proceed west along the A499, pass Pulrose garage and bear left at the roundabout. Turn right at the first crossroads and the entrance to 1 Pen Y Groes Cottages is the second on the left. Sat Nav Ref: - LL53 7TD



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