

# Tudor

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



**Ty'r Felin, Gyrn Goch, LL54 5PH**

**£218,000**

- Traditional Detached Stone Cottage
- Delightful Garden
- Lounge, Conservatory & Kitchen with Gallery Bedroom

- Modernised with Air Source Heat Pump/Solars
- Quaint Accommodation in Rural Village
- Within Easy Commute to Pwllheli & Caernarfon



# Ty'r Felin, Gyrn Goch, LL54 5PH

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this charming traditional detached stone cottage, nestled in the picturesque village of Gyrn Goch, Caernarfon.

This unique opportunity is ideal for those seeking a peaceful rural retreat on the north coast of the glorious Llyn Peninsula.

Conveniently positioned adjacent to the A499, the property offers easy access to both Caernarfon and Pwllheli.

Ty'r Felin has been thoughtfully modernised, benefiting from an air source heat pump and solar panels. The accommodation briefly comprises: Porch. Lounge. Central staircase leading to a first-floor gallery bedroom. Rear hall. Shower room. Cottage-style kitchen. Conservatory and study opening onto a delightful garden with patio and lawned area.

Viewing highly recommended.

## GROUND FLOOR

### Porch

#### Lounge 17'1 x 11'5 (5.21m x 3.48m)

Log burner stove. Central stairs to first floor with under stairs cupboard. Open beams. Radiator.

### Rear Hall

Radiator. Quarry tiled floor.

#### Shower Room 8'3 x 6'10 (2.51m x 2.08m)

Walk-in shower cubicle with electric shower. Low level w.c. Pedestal washbasin. Towel radiator. Tiled floor.

#### Kitchen 11'5 x 9'4 (3.48m x 2.84m)

Cottage style kitchen unit with belfast sink. Ceramic hobs. Space for oven. Plumbing for dishwasher. Space for fridge freezer. Stable style door to:

#### Conservatory 6'1 x 4'5 (1.85m x 1.35m)

Patio doors to garden. Sliding door to:

#### Study 6'1 x 6'3 (1.85m x 1.91m)

#### Gallery Bedroom 16'11 x 11'4 (5.16m x 3.45m)

Open beams. Radiator. Built in wardrobes and dressing table.

## OUTSIDE

Paved patio and lawn garden. Front garden with potential to create off-road parking subject to consent.

## SERVICES

We understand that mains water, electricity and drainage are connected to the property. 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.

## COUNCIL TAX

Band 'B'



# Ty'r Felin, Gyrn Goch, LL54 5PH



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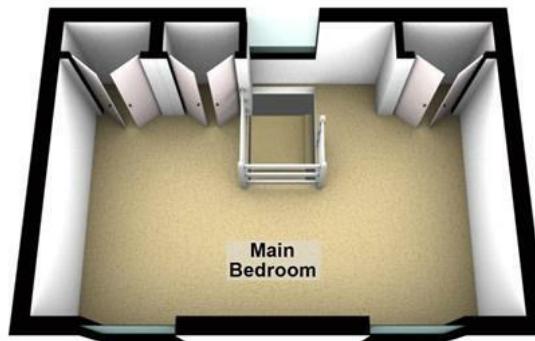
## Ground Floor

Approx. 49.7 sq. metres (535.3 sq. feet)



## First Floor

Approx. 18.3 sq. metres (197.1 sq. feet)



Total area: approx. 68.0 sq. metres (732.4 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(70-80)	<b>C</b>		
(55-69)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(70-80)	<b>C</b>		
(55-69)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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