

# Tudor

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



## Pant Gwyn, Garnfadry, LL53 8TG Guide price £350,000

- Superb Detached Cottage - Holiday Let
- Spectacular Views
- Two Bedrooms
- Elevated & Rural Location
- Modernised & Improved
- Delightful Gardens & Ample Parking



# Pant Gwyn, Garnfadry, LL53 8TG

\*PRESENTLY USED FOR HOLIDAY LETTING\* Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this charming detached cottage situated in a delightful rural area and in an elevated position with truly spectacular views encompassing Porth Neigwl (Hells Mouth), Mynydd Saethon, Cardigan Bay with the mountains of Mid Wales and Snowdonia in the distance.

The comfortable accommodation has been modernised and improved, is attractively decorated throughout and has the benefit of oil central heating and double glazing and briefly comprises of the following:-

Entrance hall. Kitchen-Diner. Shower room. Living room. Bedroom - All on the ground floor with a spacious loft bedroom/sitting area. Drive and ample parking. Delightful paved patio and gardens to the front and rear with hot tub at a price to be agreed - All enjoying the fantastic views. Utility Room/Storage Shed. Inspection highly recommended.

Contents are available at a price to be agreed.

## GROUND FLOOR

### Rear Entrance Hall

Door to:

### Kitchen-Diner 11'9 x 10'3 (3.58m x 3.12m)

Modern fitted kitchen with integral dishwasher and fridge. Stainless steel sink unit. Oven, hobs and extractor fan over. Radiator. Dual aspect windows with spectacular views.



### Shower Room 6'11 x 4'10 (2.11m x 1.47m)

Tiled floor and walls. Corner shower cubicle. Low level w.c. Pedestal washbasin. Towel warmer/radiator. Illuminated mirror.



### Living Room 11'10 x 14'2 (3.61m x 4.32m)

A most attractive large inglenook fireplace with exposed stone walls, beam and slate hearth with multi fuel stove. Radiator. Outside door to front paved patio area and garden. Door leading to stairs to loft bedroom. Door to:

### Bedroom 7'5 x 11'3 (2.26m x 3.43m)

Radiator.

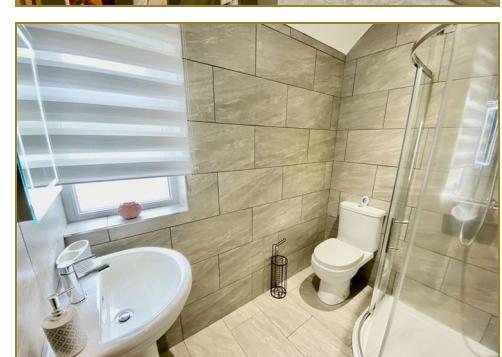


## FIRST FLOOR

Fixed stairs leading to:

### Loft Bedroom 18'4 x 11'6 (5.59m x 3.51m)

Spectacular views. Spacious room currently used as bedroom with sitting area. Limited headroom at eaves. Two velux roof light. Radiator.



## SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. Oil tank for central heating and hot water (Worcester Combi boiler located outside on gable wall). 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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# Pant Gwyn, Garnfadry, LL53 8TG



From Pwllheli proceed north west on the A497. At Efailnewydd turn left onto the B4415. Pass through Rhydyclafdy and then take the second turning on the right signposted to Garnfadry, proceed along this lane and at Pen Bodlas turn right (again signposted to Garnfadry) and then take the first right turning (at the crossroads). Proceed along this lane and the entrance of the drive to Pant Gwyn is on the right. O.S Ref: SH 286-342. Sat Nav: LL53 8TG. (Please note that your sat nav reference is based on the postcode which, in a rural area, can cover a large geographic area. Please follow the directional note for the latter part of your journey).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (91 plus) A			100
(91-91) B			
(89-80) C			
(55-46) D			
(35-34) E			
(21-18) F			
(1-8) G			
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 (91 plus) A			
(81-91) B			
(69-80) C			
(55-46) D			
(35-34) E			
(21-18) F			
(1-8) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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