

# Tudor

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



## 1 Tan Y Fron, Boduan, LL53 8YF

**£279,995**

- Traditional Welsh Cottage
- Attractively Decorated - 2 Bedrooms
- Delightful Gardens & Grounds
- Special Woodland extending to 3.5 acres or thereabouts
- No forward chain
- Inspection Highly Recommended



# 1 Tan Y Fron , Boduan, LL53 8YF

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this Grade II listed quaint semi-detached cottage for sale to include a truly delightful woodland area extending to 3.5 acres or thereabouts.

1 Tan Y Fron is situated in a rural area about 1.5 miles from Morfa Nefyn on the north coast of the glorious Llyn Peninsula. Pwllheli the market town for the area is only about 6 miles and boasts excellent amenities including leisure centre, golf course and marina. The comfortable accommodation has been tastefully decorated throughout retaining the traditional Welsh cottage features and briefly comprises of the following: -

Open plan lounge/dining. Kitchen. Rear porch. Two bedrooms and bathroom.

A special feature of this property is the delightful gardens and grounds and woodland area which has been carefully managed to provide wonderful pathways, seating areas with spectacular views and must be viewed to be fully appreciated.

All of the furniture excluding personal items could be available.

No forward chain.

## GROUND FLOOR

### Open Plan Lounge/Dining 14'0 x 15'10 (4.27m x 4.83m)

Feature exposed stone fireplace with multi fuel stove. Open beams. Stairs to first floor. Steps upto:

### Kitchen 10'9 x 7'10 (3.28m x 2.39m)

Single drainer stainless steel sink unit with mixer tap. Belling oven and hobs. Swan Fridge Freezer to be included. Tiled floor. Door to:

### Rear Porch

Outside door to rear.

## FIRST FLOOR

### Landing

### Bedroom 1 8'2 x 10'11 (2.49m x 3.33m)

Electric wall mounted heater.

### Bedroom 2 5'2 x 7'11 plus recess (1.57m x 2.41m plus recess )

Fits two small single beds.

### Bathroom 8'9 x 4'3 (2.67m x 1.30m)

Low level w.c. Panelled bath with shower over. Pedestal washbasin. Tiled floor. Skylight. Towel warmer.

## OUTSIDE

Gardens and grounds with woodland extending to about 3.5 acres or thereabouts to the side and rear, this area is a real delight and must be viewed to be fully appreciated.

## 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.



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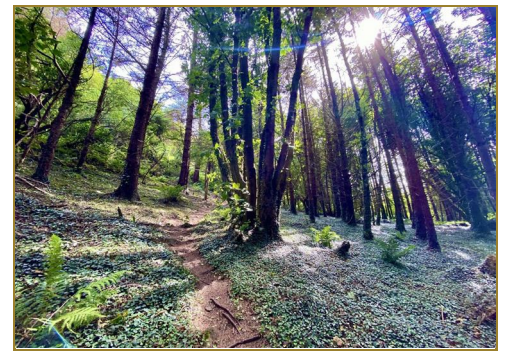
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Percent	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Percent
(92 plus) A		96	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	22		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

From Pwllheli proceed west on the A497, pass through Efaflinewydd and pass the church in Boduan, then pass the turning to Nefyn and 1 Tan Y Fron is then on the right hand side elevated above the road. Please park on the left hand side of the road. OS Reference: - SH 308-386. Satellite Navigation Reference: - LL53 8YF.



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