

# Tudor

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



**Ddol Gam, Pontllyfni, LL54 5EU**

**Or nearest offer £275,000**

- Detached Residence
- Panoramic Countryside & Sea Views
- 2 Receptions & 3 Bedrooms
- Elevated & Rural Position
- Convenient for Caernarfon & Pwllheli
- Garage, Outhouse & Gardens



# Ddol Gam, Pontllyfni, LL54 5EU

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this charming detached residence for sale, located in an elevated position on the outskirts of Pontllyfni, a small rural village conveniently situated for commuting to Caernarfon and Pwllheli.

The property enjoys truly spectacular panoramic views over the sea and surrounding countryside, offering a rare opportunity to embrace the rural living in this beautiful setting.

The comfortable accommodation offers excellent potential, and briefly comprises:

Conservatory. Hall. Lounge. Kitchen-Diner. Three Bedrooms. Shower Room. Gardens. Outhouse & Garage. Greenhouse.

Viewing Highly Recommended.

## GROUND FLOOR

### Conservatory 12'5 x 10'7 (3.78m x 3.23m)

Wood effect laminate floor. UPVC double glazed windows and door. Door to:

#### Hall

Stairs to first floor.

### Lounge 11'5 x 11'11 (3.48m x 3.63m)

Fireplace. Night storage heater.

### Kitchen-Diner 9'2 x 15'6 (2.79m x 4.72m)

Cottage style kitchen with single drainer sink unit with mixer tap. Gas stove. Night storage heater. Tiled floor.

### Utility 5'1 x 4'11 (1.55m x 1.50m)

Plumbing for washing machine.

#### Rear Porch

With under stairs cupboard. Outside door to rear. Door to:

### Pantry 8'1 x 2'11 (2.46m x 0.89m)

Slate cold shelf.

## FIRST FLOOR

#### Landing

Night storage heater.

### Shower Room 9'3 x 4'8 (2.82m x 1.42m)

Low level w.c. Shower tray with electric shower. Pedestal washbasin. Low level w.c.

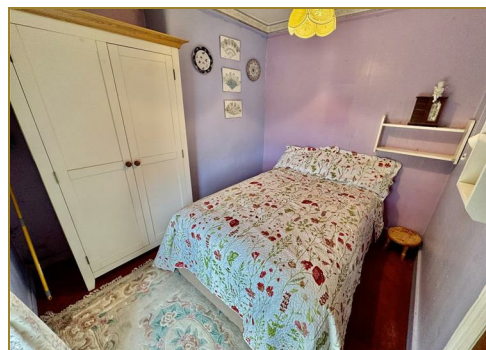
### Bedroom 1 (Front) 9'3 x 11'3 (2.82m x 3.43m)

Sea views. Cylinder cupboard with pre-lagged cylinder and header tank.

### Bedroom 2 (Front) 8'9 x 9'5 (2.67m x 2.87m)

Sea views.

### Bedroom 3 (Rear) 7'2 x 6'8 (2.18m x 2.03m)



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

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

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## OUTSIDE

Front garden with sea views. Garage with parking to the front. Garden shed & greenhouse. Rear garden.

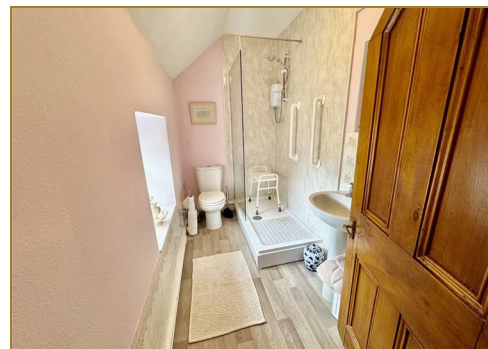
**Outhouse 11'3 x 9'9 (3.43m x 2.97m)**

## SERVICES

We understand that mains water, electricity are connected to the property. Private Drainage. 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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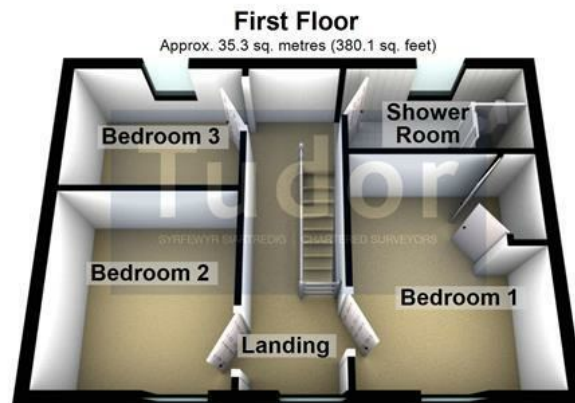
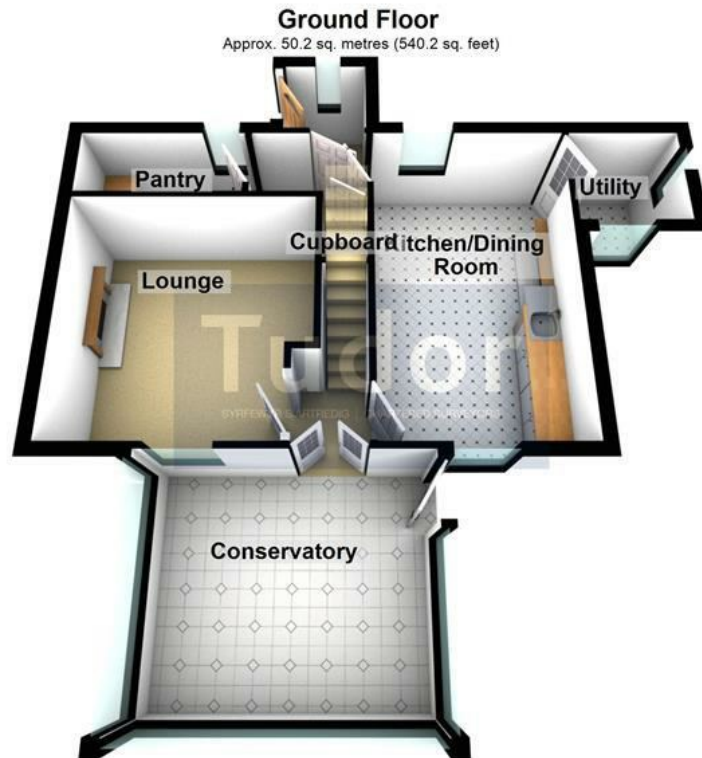
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Total area: approx. 85.5 sq. metres (920.3 sq. feet)

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Plan produced using PlanUp.

From the direction of Pwllheli: In the centre of Pontllyfni, take the right turning, proceed along the road keeping to the right, passing the church on the right and then passing the school on the left. On exiting the village, Ddol Gam is on the right. What3Words: [///dignitary.waxes.calibrate](https://dignitary.waxes.calibrate)

| Energy Efficiency Rating                    |                         | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) 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 |                         |         |           |
| (32 plus) A                                                     |                         |         |           |
| (21-31) B                                                       |                         |         |           |
| (13-20) C                                                       |                         |         |           |
| (5-12) D                                                        |                         |         |           |
| (1-4) E                                                         |                         |         |           |
| (1-20) F                                                        |                         |         |           |
| (1-20) G                                                        |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |         |           |



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