

# Tudor

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



## 1 Brynhudfa, Clynnog Fawr, LL54 5PT **£234,500**

- Traditional Welsh Longhouse
- Off-road Parking
- Spectacular Mountain & Sea Views
- Three Bedrooms
- Convenient for Pwllheli & Caernarfon
- Large Garden with Countryside Surroundings



# 1 Brynhudfa, Clynnog Fawr, LL54 5PT

Tudor Estate Agents & Chartered Surveyors are proud to present this charming three-bedroom traditional Welsh longhouse, ideally positioned on the outskirts of Clynnog Fawr. Enjoying spectacular panoramic views across open countryside towards the sea and surrounding mountains, the property offers a rare combination of character, scenery and convenience, with easy commuting to Pwllheli and Caernarfon.

This delightful cottage provides well-presented accommodation full of warmth and traditional appeal. The ground floor features a welcoming living space with a cosy, inviting atmosphere and briefly comprises of the following :- Kitchen/Diner. Shower Room. Living Room. Double Bedroom. Family Bathroom.

To the upper floor are two attractive loft-style rooms, ideal for children, guests or home working. The layout is perfectly suited for those seeking a comfortable home or an idyllic retreat.

Externally, the property truly excels. A large garden provides generous outdoor space, perfect for relaxing, gardening or entertaining while taking full advantage of the exceptional views. The grounds of approximately 1/3 of an acre provide potential for future landscaping or allotment garden and are further enhanced by a former granite built pigsty and workshop with electrical supply. The property also benefits from private parking.

This is a wonderful opportunity to acquire a picturesque cottage in an enviable location. Viewing is highly recommended.

## GROUND FLOOR

### Kitchen/dining/living area 17'7 x 9'6 (5.36m x 2.90m)

'L' shaped room with maximum depth of 15'6

Slate floor with electric underfloor heating. Modern kitchen with fridge, oven and hob. Plumbed in dishwasher. Single drainer, one and a half bowl sink unit with mixer tap.

### Shower room/toilet 7'5 x 5'1 (2.26m x 1.55m)

Corner shower unit. Low level W.C. Wash basin. Electric towel heater. Underfloor heating. Slate tiled floor.

### Lounge 11'8 x 15'7 (3.56m x 4.75m)

Wall mounted electric radiator.

### Inner hall

Stairs to first floor.

### Bedroom 13'1 x 9'2 (3.99m x 2.79m)

### Bathroom 6'8 x 12'0 (2.03m x 3.66m)

Pedestal wash basin. Panelled bath with shower over. Wall mounted electric panel heater.



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## FIRST FLOOR

### Bedroom

Limited headroom at eaves. Dormer window.

### Bedroom

with beams. Limited headroom at eaves. Cylinder cupboard.

## OUTSIDE

Gardens and grounds of approximately 1/3 of an acre and parking area. Former granite built pigsty.

The track to the property is part of this property but is subject to right of way for others.

### Workshop 13'10 x 13'2 (4.22m x 4.01m)

Electrical supply.

## SERVICES

We understand that mains water and 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.

SEE PLAN.

## COUNCIL TAX

Band C.



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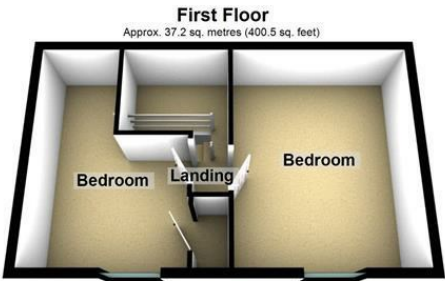
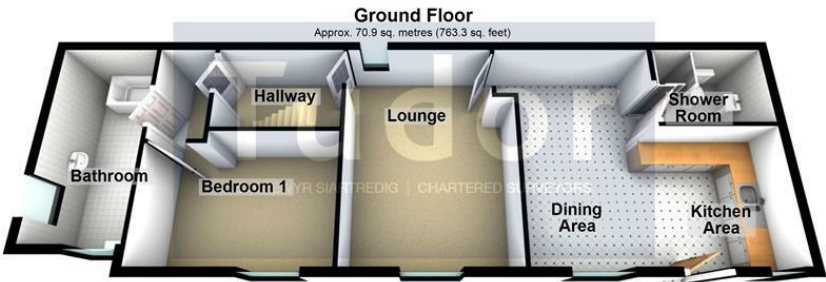
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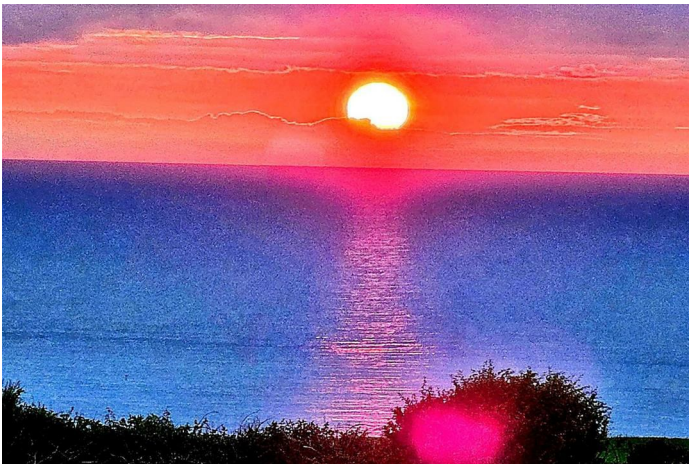
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Total area: approx. 108.1 sq. metres (1163.8 sq. feet)  
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| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |
|---------------------------------------------|---------|-----------------------------------------------------------------|---------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current |
| (92 plus) <b>A</b>                          |         | (92 plus) <b>A</b>                                              |         |
| (81-91) <b>B</b>                            |         | (81-91) <b>B</b>                                                |         |
| (69-80) <b>C</b>                            |         | (69-80) <b>C</b>                                                |         |
| (55-68) <b>D</b>                            |         | (55-68) <b>D</b>                                                |         |
| (39-54) <b>E</b>                            |         | (39-54) <b>E</b>                                                |         |
| (21-38) <b>F</b>                            |         | (21-38) <b>F</b>                                                |         |
| (1-20) <b>G</b>                             |         | (1-20) <b>G</b>                                                 |         |
| Not energy efficient - higher running costs |         | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |
| England & Wales                             |         | England & Wales                                                 |         |
| EU Directive 2002/91/EC                     |         | EU Directive 2002/91/EC                                         |         |



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