

# Tudor

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**Pen Y Gongl, Garnfadry, LL53 8TG**

**£389,000**

- Detached Welsh Cottage
- Traditional Cottage Features
- Elevated & Rural Position
- Breathtaking Views
- Two Bedrooms
- Ample Parking & Gardens



# Pen Y Gongl, Garnfadry, LL53 8TG

This is a rare opportunity to purchase this secluded detached Welsh cottage with truly stunning views over open countryside, towards Caernarfon Bay, with even Ireland visible on a clear day - One of the most breathtaking views in the heart of Pen Llyn.

The cottage is approached by a track from Garnfadry, and is nicely tucked away providing a private, peaceful and elevated position with a gated drive and ample parking.

Pen Y Gongl has been modernised and improved but retains many traditional features and briefly comprising of the following accommodation: Porch. Hall. Spacious lounge. Kitchen/diner. Two bedrooms and bathroom.

Gravel/patio area and lawn garden - All to benefit the amazing views.

Contact Tudor Estate Agents today to avoid disappointment - This property won't be on the market for very long.  
Inspection highly recommended.

## Lounge 23'0 x 13'7 (7.01m x 4.14m)

Room full of traditional beams and features with spectacular views over open countryside and the sea beyond. The internal glass door provides the views from the shelter of this spectacular room. Exposed stone fireplace. Night storage heater.

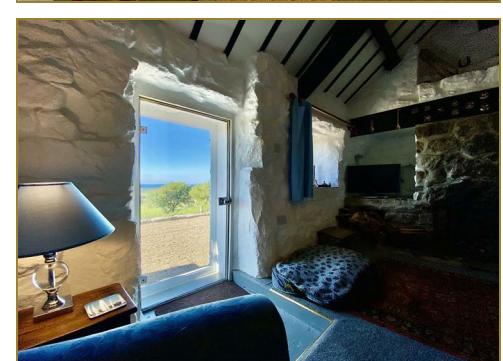


## Bedroom 9'6 x 13'10 (2.90m x 4.22m)

Night storage heater. Views.

## Kitchen/Diner 8'2 x 15'8 (2.49m x 4.78m)

Night storage heater. Fitted kitchen units with hobs. Plumbing for dishwasher. Single drainer sink unit. Oven and grill.



## Inner Hall 7'7 x 5'11 (2.31m x 1.80m)

## Bathroom 7'7 x 6'2 (2.31m x 1.88m)

Panelled bath. Washbasin. Low level w.c.

## Bedroom 12'10 x 11'11 (3.91m x 3.63m)

Airing cupboard with immersion heater fitted.



## Porch

Outside door.

## OUTSIDE

Ample parking area. Gardens and grounds all with spectacular views.

## SERVICES

We understand that electricity is connected to the property. Private water supply, spring fed with a pump and header tank. Private drainage. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.



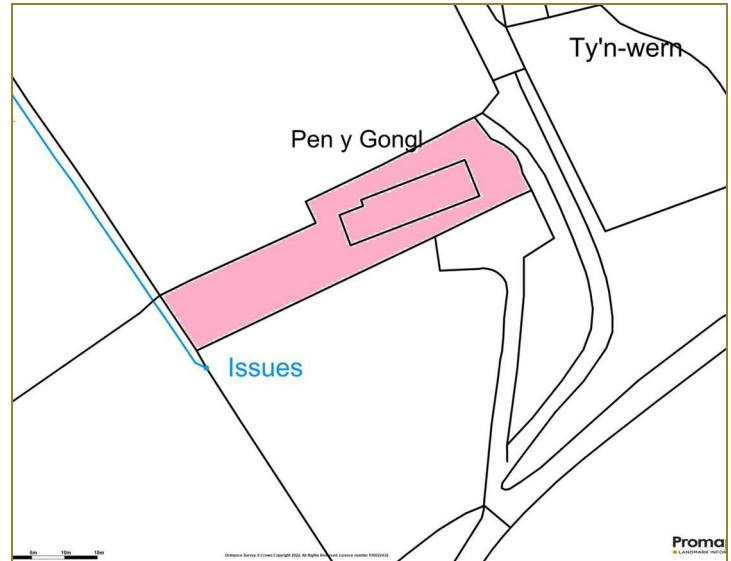
## TENURE

We understand that the property is freehold with vacant possession available on completion.

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From Pwllheli proceed North-West on the A497. At Efailnewydd turn left, onto the B4415, pass through Rhydyclafdy and then take the second right turning, signposted Garnfadry, proceed up the hill and at the T Junction signposted Garnfadry, turn right, proceed through Garnfadry, leaving the converted chapel on the right. Proceed along the road and bare right at the next junction (straight on). Follow the road around and then bare right proceeding along the farm track. Pass through the gate (leaving the gate closed) then pass Pen Y Allt Goch Cottage and then Pen Y Gongl is the next property on the left. O.S. Ref SH 275-357. IMPORTANT TO NOT FOLLOW THE POSTCODE TO THIS PROPERTY. (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). Viewing by appointment only.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs					
(92 plus) A	B			(92 plus) A	B
(89-80)	C			(89-80) B	C
(85-68)	D			(85-68) C	D
(65-38)	E			(65-38) D	E
(1-20)	F	22		(1-20) E	F
Not energy efficient - higher running costs		G		(1-20) G	
England & Wales		EU Directive 2002/91/EC		England & Wales	



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# Pen Y Gongl, Garnfadry, LL53 8TG



Total area: approx. 77.7 sq. metres (836.6 sq. feet)

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Plan produced using PlanUp.

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