



Nant Eos

Dyffryn Ardudwy | LL44 2HX

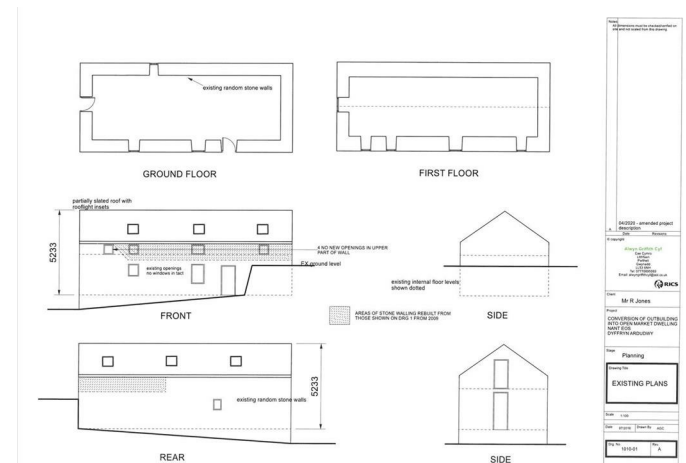
£199,950

MONOPOLY[®]

BUY ■ SELL ■ RENT

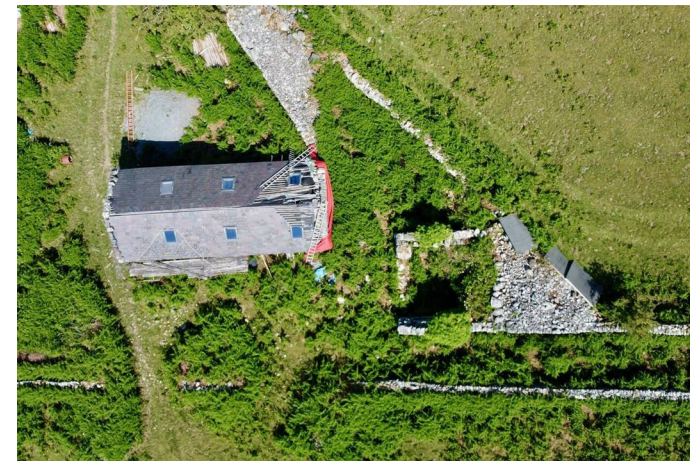
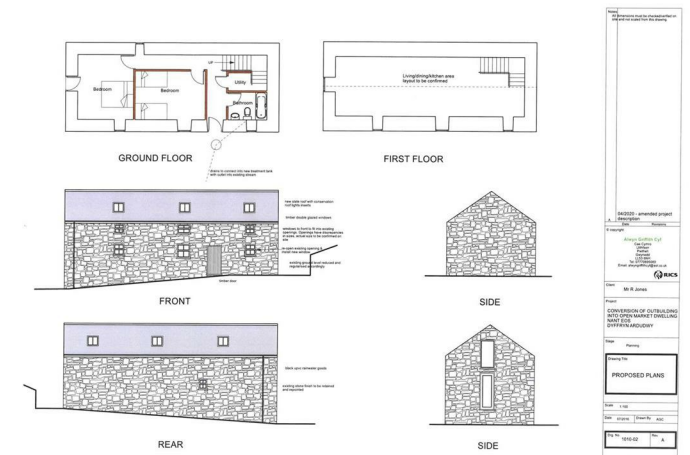
Nant Eos

Dyffryn Ardudwy | LL44 2HX



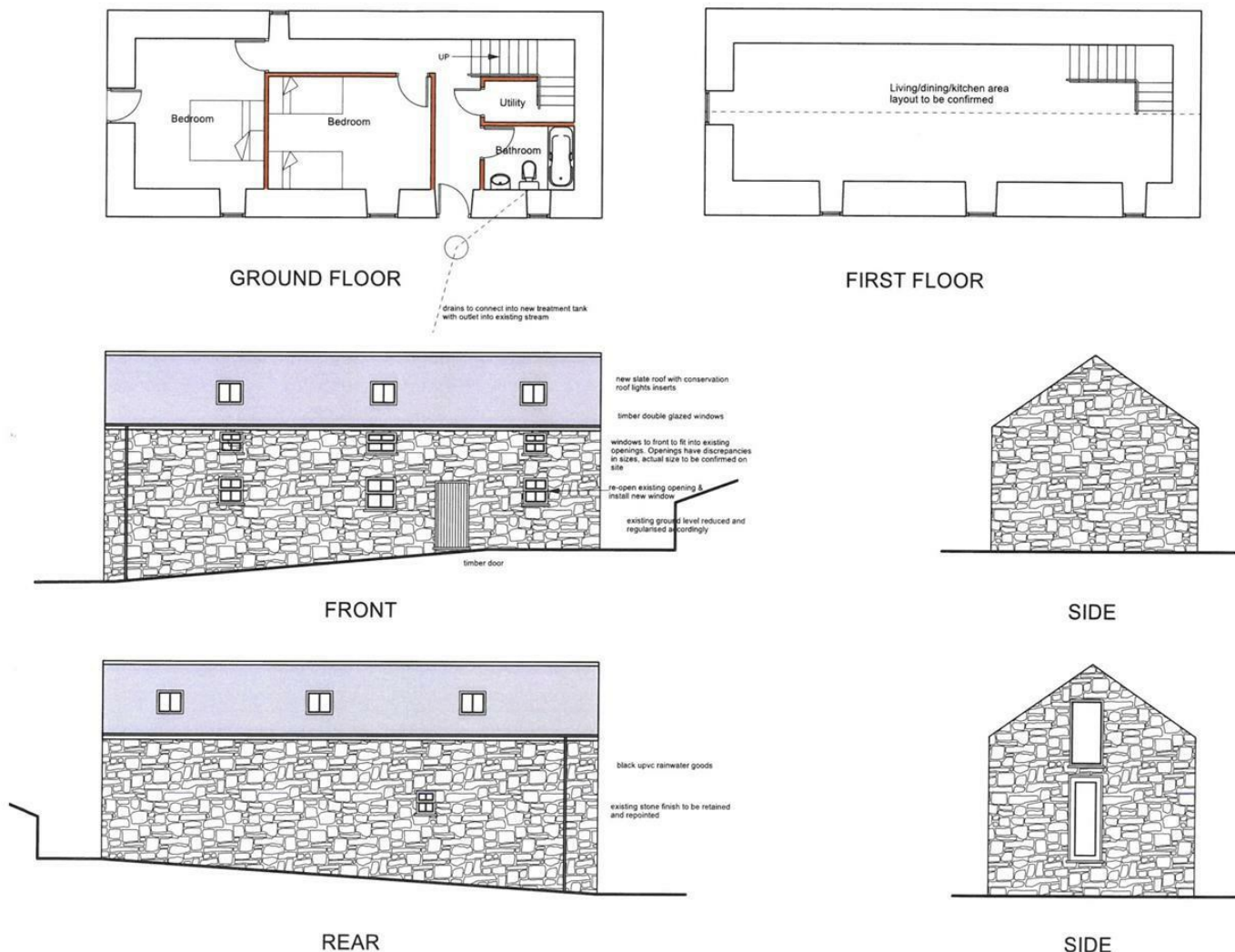
The What3Words location is `///code.goes.envoy`.

From our offices in Llanbedr head towards Barmouth on the A496. Straight after the 20 MPH sign as you enter Dyffryn Ardudwy take the left hand turn & proceed down the single track lane. Carry on down the lane past the Tyn Y Pant campsite. Where the road turns sharply to the right Nant Eos can be seen on the left hand side.









Notes:
All dimensions must be checked/verified on site and not scaled from this drawing.

04/2020 - amended project description

Date: 04/2020
Revisions: 1

© copyright
Alwyn Griffiths Cyl
Cae Cymro
Llithlen
Pwllheli
Gwynedd
LL55 4BN
Tel: 07770895089
Email: alwyngriffiths@aol.co.uk

RICS

Client: Mr R Jones

Project: CONVERSION OF OUTBUILDING INTO OPEN MARKET DWELLING NANT EOS DYFFRYN ARDUDWY

Stage: Planning

Drawing Title: PROPOSED PLANS

Scale: 1:100

Date: 07/2016
Drawn By: AGC

Dwg. No: 1010-02
Rev: A

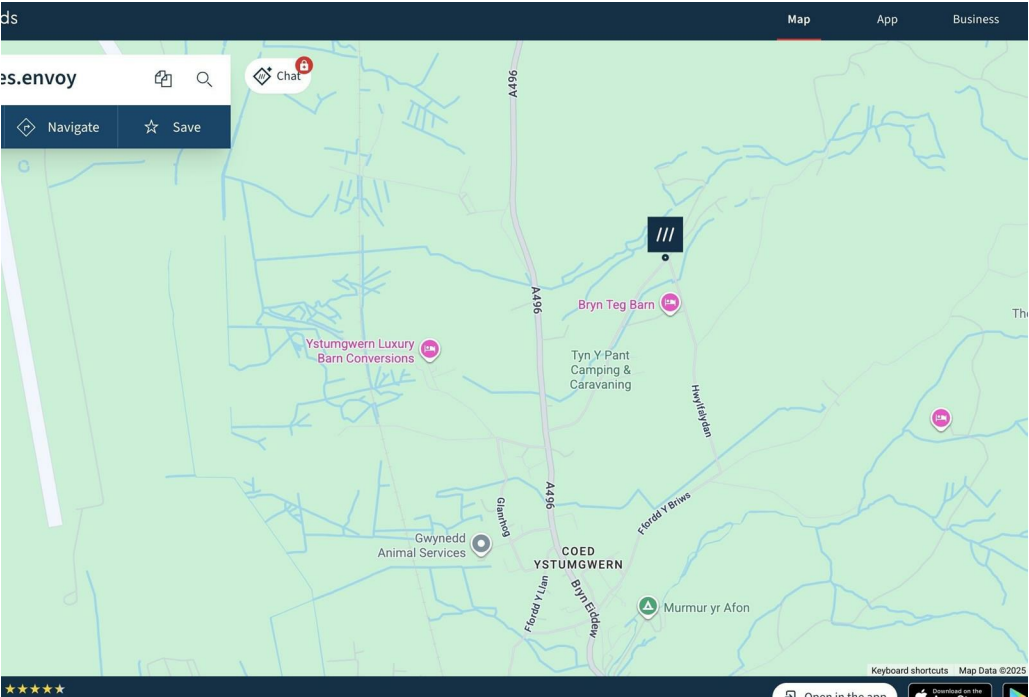
MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
(91-95) A			(81-91) A		
(81-91) B			(61-81) B		
(61-81) C			(41-61) C		
(41-61) D			(21-41) D		
(21-41) E			(1-21) E		
(9-21) F			(1-20) F		
(1-9) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT