

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 4 Llofft - 4 Bedroom Semi-Detached Rural Property
Ty Tan Y Graig, Llangwnadl
Pwllheli, LL53 8NT

Reduced £375,000
www.lwhproperty.com



Ty Tan Y Graig, Llangwnadl, Pwllheli, LL53 8NT

Eiddo 4 llofft mewn lleoliad gwledig yn Llangwnadl. Spacious 4-bedroom semi-detached rural property in Llangwnadl, the property boasts spectacular coast and country views across the Llŷn Peninsula.

The property is well-presented and is full of character retaining original features including feature tile flooring, fireplaces and high ceilings. The spacious living accommodation comprises a 25 ft long living and dining area with a dining kitchen and second reception room. The first floor comprises 4 bedrooms, one with ensuite with the 4th bedroom currently configured as a home office.

The landscaped garden comprises mature plant and shrubs, with the garden divided to various zones including lawned areas, patios and gravelled areas.

Commanding an elevated position, the North-Easterly facing property has uninterrupted views to the North East across open countryside and farmland with the coastline beyond in view. Ty Pen Y Graig is within walking distance to Porth Colmon with Penllech beach close by.

Ty Pen Y Graig is located approximately 4 miles West of Tudweiliog, 14 miles from the Market Town of Pwllheli by car.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents



The accommodation comprises of:

Ground Floor:

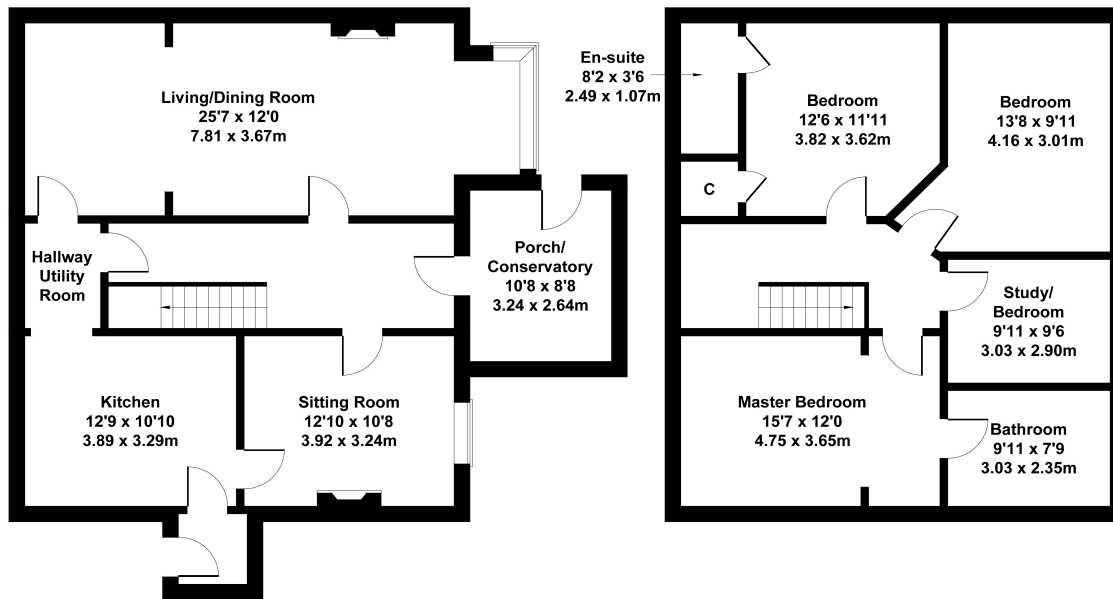
- Porch / Conservatory 3.24m x 2.69m
- Hallway
- Living and Dining Room 7.81m x 3.67m
- Fireplace
- Sitting Room 3.29m x 3.92m
- Feature Fireplace
- Kitchen 3.29m x 3.89m
- Fitted Units
- Hallway / Utility Room
- Access to Hallway, Kitchen and Living Room. Provision to Install WC.
- Rear Entrance Porch 1.28m x 1.34m

First Floor:

- Hallway 1.97m x 4.73m
- Master Bedroom 3.65m x 4.75m
- An internal hallway has been removed providing separate access to the bathroom, this could be easily reinstated.
- Bathroom 2.35m x 3.03m
- WC, Basin and Bath
- Bedroom / Study 2.90m x 3.03m
- Bedroom 3.01m x 4.16m
- Bedroom 3.82m x 3.62m
- Ensuite 1.07m x 2.49m
- WC, Basin and Shower
- Integrated Cupboard 1.0m x 1.07m

Ty Pen Y Graig LL53 8NT

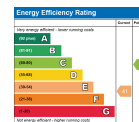
Approximate Gross Internal Area
1743 sq ft - 162 sq m



GROUND FLOOR

FIRST FLOOR

For Illustrative Purposes Only.
Not to Scale. Produced by The Plan Portal 2024



Outbuilding

Opposite the main property a useful outbuilding is situated currently used for storage with potential to be used for a range of uses.

UPVC Windows and Doors (excl. porch)
Private Drainage (Shared), Mains Water, LPG
EPC: E, Council Tax Band: E

The property is currently subject to a restrictive covenant prohibiting the use of the property as a holiday letting.

Directions

From Tudweiliog, follow the B4417 towards Aberdaron for 3 miles. As the carriageway narrows downhill turn right towards Llangwnadl and Porth Colmon. Follow the single track road for 0.5 miles and then cross the cross-roads towards Porth Colmon. In 500 feet turn right alongside the church, Ty Pen Y Graig is situated on the left hand side.

Method of Sale: The land is offered for sale by Private Treaty.

Viewing: Strictly by appointment only.

Tenure: We are advised that the land is Freehold with vacant possession on completion.