

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 3 Llofft | 3 Bedroom Detached Bungalow

**Min Y Mor, Aberdaron**

Pwllheli, LL53 8BE

offers over' **£300,000**

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## Min Y Mor, Aberdaron LL53 8BE

Byngalo 3 llofft wedi'i leoli ym mhentref Aberdaron gyda golygfeydd gwledig | 3 bedroom bungalow located in Aberdaron with countryside views.

Wedi'i leoli oddi ar y B4413, mewn plot uwchben y pentref wedi ei amgylchynu gan gefn gwlad | Located off the B4413, on an elevated plot overlooking the village surrounded by open countryside.

The accommodation is of generous proportions, and retains some period features. Overall, the property would benefit from a full programme of modernisation.

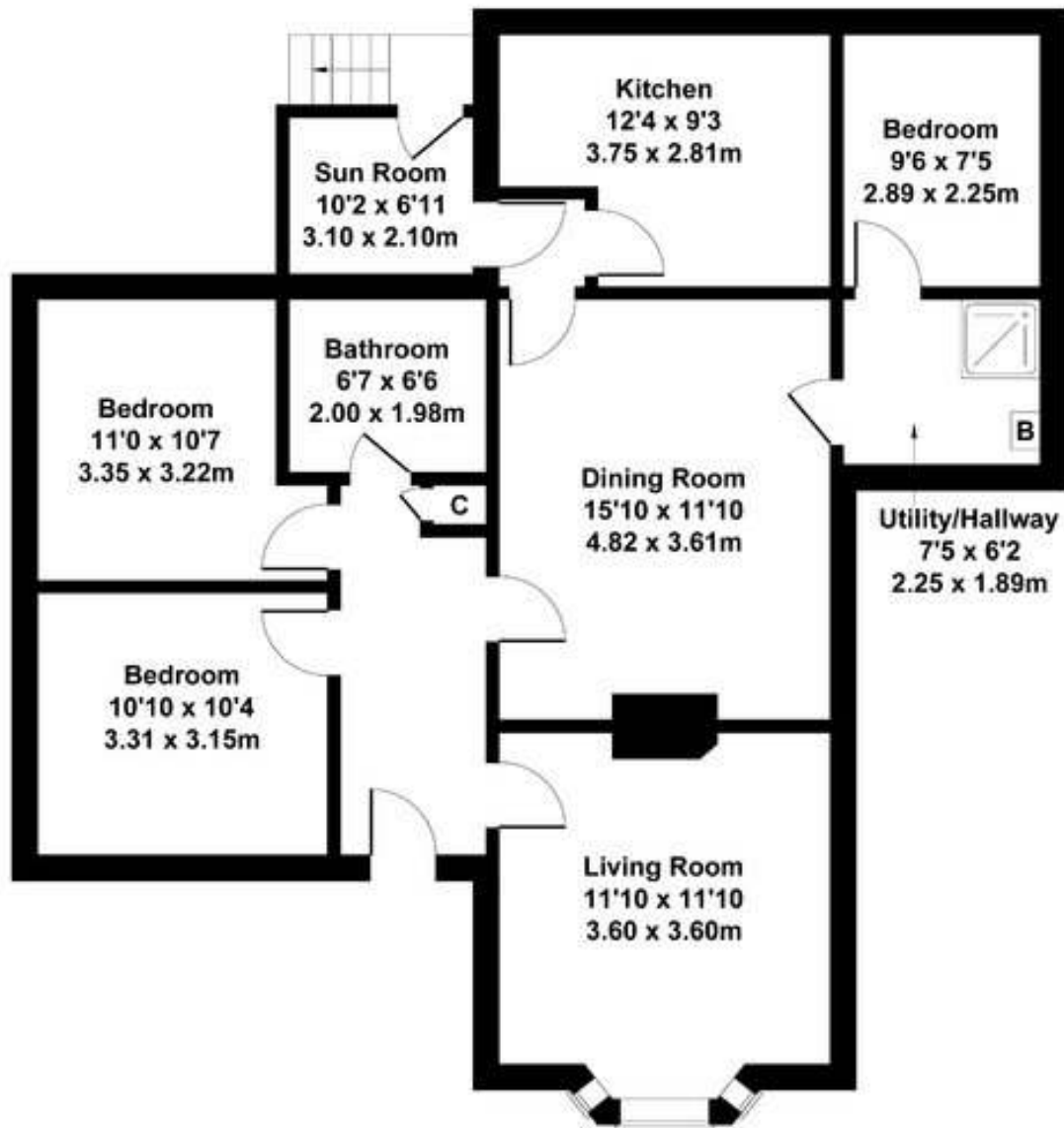
Historically, the dwelling has been extended to the side incorporating a third bedroom and utility room along with a conservatory erected off the kitchen.

To the side of the property, a side driveway is situated extending the length of the property providing access to the rear garden.

The property is of traditional construction, under a part slate and part felt roof covering.

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Approximate Gross Internal Area  
1033 sq ft - 96 sq m



## Accommodation:

Entrance Hallway

Living Room - 3.60m x 3.0m

Fireplace, Bay window.

Bedroom (1) - 3.15m x 3.31m

Integrated cupboard.

Bedroom (2) - 3.22m x 3.35m

Integrated cupboard.

Bathroom - 1.98m x 2.0m

WC, basin, Bath, Integrated Cupboard.

Dining Room - 3.61m x 4.82m

Fireplace, Integrated cupboard.

Utility Room - 2.25m x 1.89m

Boiler and Shower.

Bedroom (3) 2.25m x 2.89m

Kitchen - 2.81m x 3.75m

Fitted Units with Electric Appliances (Free-standing).

Conservatory - 2.10m x 3.10m

## 34x10 Static Caravan

Sited for use as additional accommodation and for letting, the unit has lied vacant in recent times. The caravan has been sited for many years and is due for replacement. The caravan can be removed by separate negotiation.

UPVC Double Glazed | Oil Fired Central Heating

EPC: TBC | Council Tax Band: E

**Directions:** On Entering Aberdaron from the direction of Rhoshirwaun , on entry to the second 20mph zone, the property is located on the left hand side opposite Caerau Farm. The property is the sixth property on the right hand side.

**Method of Sale:** The property 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.



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