

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 3 Llofft - 3 Bedroom Detached Property
Glan Parc, Pentre Uchaf
Pwllheli, LL53 8DJ

REDUCED

£269,000

www.lwhproperty.com



Glan Parc, Pwllheli, LL53 8DJ

Eiddo 3 llofft gyda gardd a dreif mewn lleoliad cyfleus ym Mhentre' Uchaf. 3 bedroom detached property in Pentre Uchaf with garden and driveway located conveniently in Pentre Uchaf.

Glan Parc has previously been renovated internally and can be moved into straight away. The property boasts many period features including exposed beams and inglenook fireplaces in both reception rooms.

The provision of off street parking is a rarity in this location.

The main accommodation comprises two reception rooms at present one of which could be configured as a dining room. A galley style kitchen is located at the rear and a porch providing access to the garden and outbuildings. Upstairs, 3 bedrooms are located, two of which are spacious double rooms and a family bathroom.

The property is located within close distance of Pentre Uchaf Primary School in a rural village setting surrounded by open countryside.

Glan Parc is situated 3.5 miles from Pwllheli, 18 miles from Caernarfon and 14 miles from Porthmadog.

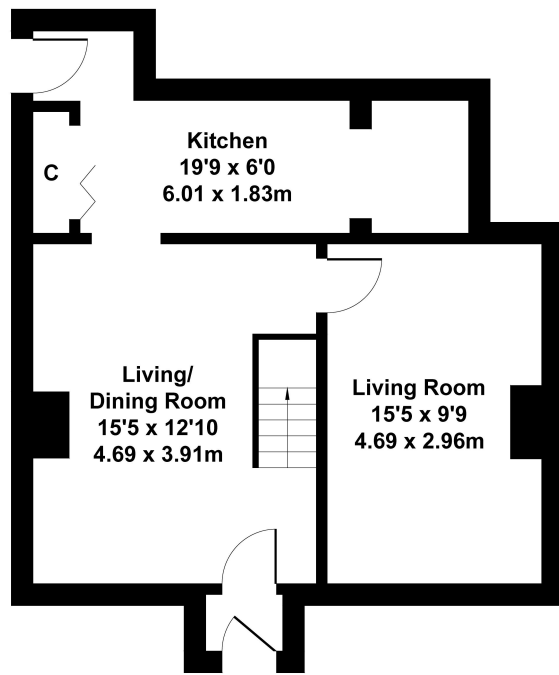
27 Penlan Street Pwllheli Gwynedd LL53 5DE

01758 719 682

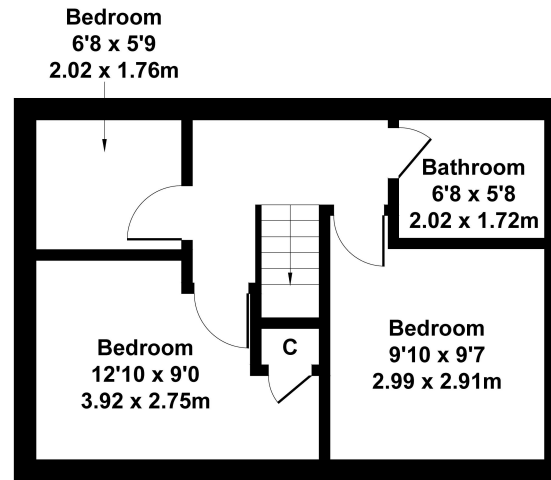
office@lwhproperty.com

www.lwhproperty.com

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



GROUND FLOOR



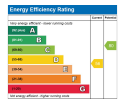
FIRST FLOOR

Ground Floor Accommodation:

Entrance Porch 0.91m x 1.47m
 Living and Dining Room 3.91m x 4.66m
Fireplace, Staircase to 1st Floor.
 Living Room 2.96m x 4.69m
Fireplace.
 Kitchen 1.83m x 6.01m
Fitted Units, Integrated Cupboard.
 Rear Porch 0.96m x 1.39m

First Floor Accommodation:

Landing 3.09m (max) x 1.79m (max)
Stairs to Ground Floor.
 Bathroom 1.72m x 2.02m
WC, Basin and Shower over Bath.
 Bedroom - 2.99m x 2.91m
 Bedroom - 1.76m x 2.02m
 Bedroom - 3.92m x 2.75m



Oil Fired Central Heating
 Council Tax Band: D
 EPC: D

The property is of traditional stone construction, under slate roof covering. UPVC double-glazed windows and doors.

Outbuilding with Power and WC:

WC 0.77m x 1.08m
 Utility Room 1.83m x 3.58m
 Wood Store 0.93m x 3.58m

Directions

From Y Ffor, head West towards Boduan along the B4354 for 3 miles, turn left at the cross roads towards Llannor. In half a mile the property is located on the left hand side.

Notices:

Viewing: Please contact the office to book your viewing by appointment only.

Method of Sale: Private Treaty.

