

Lloyd Williams & Hughes

Syrfewyr Gwledig

Rural Property Surveyors



Llain Wen, Tudweiliog, Pwllheli LL53 8PB

Bwthyn 3 Lloft gyda Tir, Garej a Stabal mewn 2.33 acer

3 Bedroom Cottage, Land, Garage and Stable within 2.33 acres

Guide Price: £350,000

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The Property has 3 bedrooms, and is need of a full programme of refurbishment.
The land is down to pasture and is suited to both agricultural and amenity/equine use.

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Y Bwthyn / The Cottage



The Cottage is built of stone elevations under a pitched slate roof for the most part and offers the following accommodation:

Ground Floor

Entrance Hall

Quarry Tile Floor, Radiator.

Bedroom 1 3.4m x 3.7m

Open fireplace, Original Floor Boards, Radiator.

Bedroom 2 3.45m x 2.4m

Open fireplace, Original Floor Boards.

Living Room 4.4m x 4.1m (max)

Tile Fireplace, Quarry Tile Flooring.

Kitchen 4.7m x 2.4m

Stanley Stove, Belfast Sink, Timber Units with Slate and Wooden Worktops. Ceiling Open to Eaves, Quarry Tile Flooring.

Dining Area (Rear Extension) 4.05m x 2.1m

Quarry tile flooring.

Side Entrance and Porch

Quarry tile flooring.

Bathroom 4.15m x 2.4m

Pedestal Washbasin, WC, Bath, Walk in Shower, Radiator, Airing Cupboard.

Under stairs Storage

Wooden staircase.

1st Floor

Bedroom 3 9.15m x 5.55m

2 Velux Skylights, Open to Eaves, Wood Panelling.

WC/En-Suite

WC and Sink.

Services

Mains Water, Electric and Private Drainage. Oil Central Heating. Double Glazing throughout.

Grounds

Outside WC, adj. to back door.

Two Lawned Garden Areas, Wooden Summer House.

Gravel driveway leading to stone walled garden area.

Gravel drive leads from Public Highway, turning area.



Llain Wen, Tudweiliog, Pwllheli LL53 8PB Y Tir ac Adeiladau / The Land and Buildings

Garage and Stable at Llain Wen

Stone and Slate Roofed Barn 8m x 4.4m

Storage are with Concrete Floor.

Stable/Cow Shed with 3 Wooden Stalls, Loft Above with Stone and Cobble Flooring.

Garage 5m x 3.5m

Timber Frame with Corrugated Iron Roof and Cladding, Concrete Floor.

Grassland

1.98 acres, in 3 blocks.



The Land

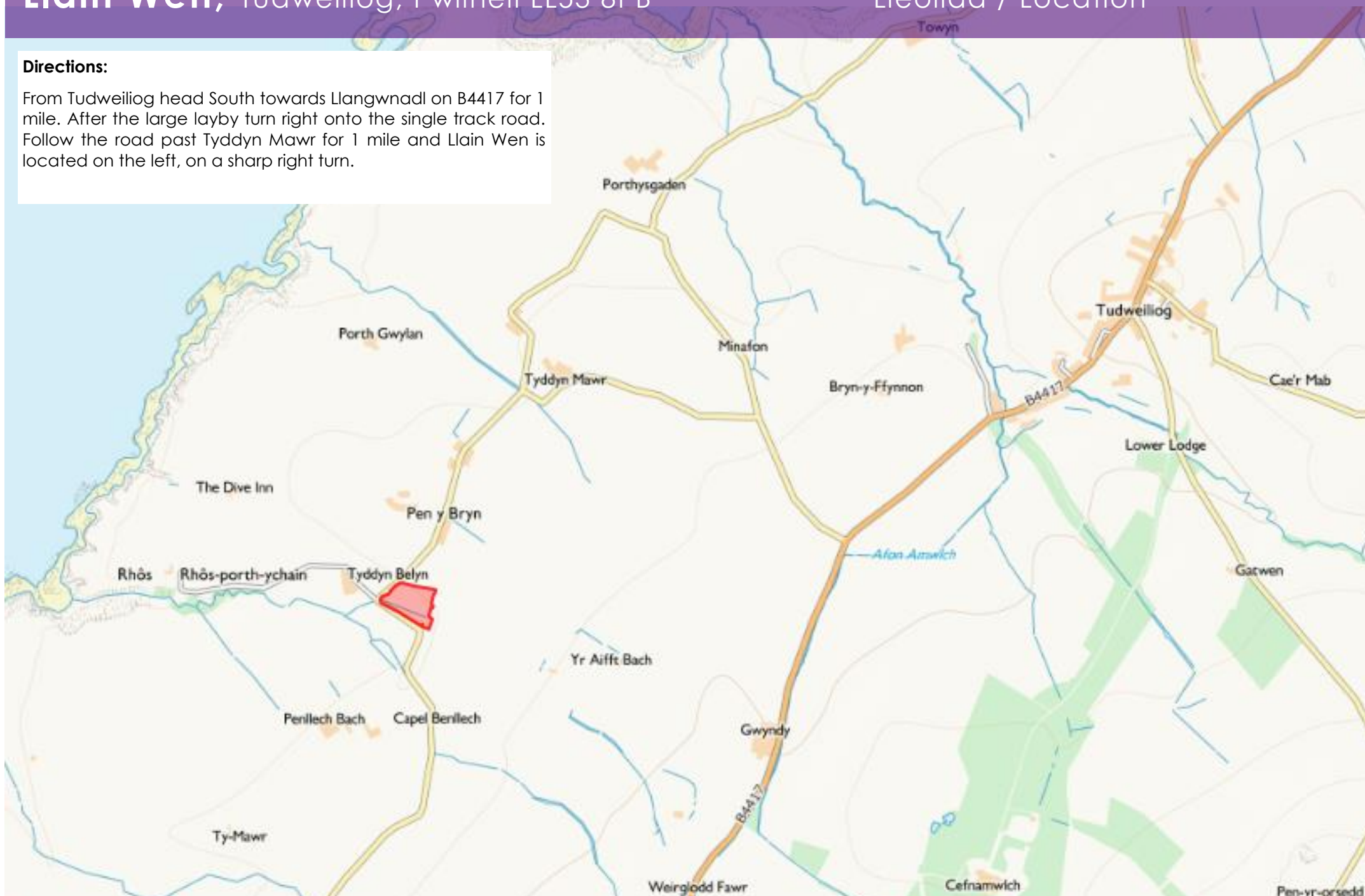
1.98 acres, set in 3 enclosures with earth banks dividing each field. The land has road frontage to both South and Western boundary. The land is presently down to pasture.

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Lleoliad / Location

Directions:

From Tudweiliog head South towards Llangwnadl on B4417 for 1 mile. After the large layby turn right onto the single track road. Follow the road past Tyddyn Mawr for 1 mile and Llain Wen is located on the left, on a sharp right turn.



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EASEMENTS, WAYLEAVES AND RIGHTS OF WAY:

The property is sold subject to all existing easements, wayleaves, public and private right of ways whether specified or not in these sales particulars.

VIEWING:

Strictly by appointment only

LOCAL AUTHORITIES:

Cyngor Gwynedd
Swyddfa'r Cyngor
Caernarfon
Gwynedd

Welsh Water
Kinmel Park Depot
Bodelwyddan
Clwyd

Welsh Assembly
Agricultural Dept
Penrallt
Caernarfon
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Scottish Power
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