

# Lloyd Williams & Hughes

Syrfewyr Gwledig

Rural Property Surveyors

**Llain Wen,** Tudweiliog, Pwllheli LL53 8PB

**Bwthyn 3 Lloft gyda 1.98 acer, Garej a Stabal**

**3 Bedroom Cottage, 1.98 acres of land, Garage and Stable**

**For Sale by Informal Tender - Closing Date:**

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**3 Bedroom Cottage, 1.98 acres of land, Garage and Stable**

Llain Wen is located to the West of Tudweiliog, with Sea Views to the West of the property and Garn Fadryn and beyond to the East.

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.



**Llain Wen**, Tudweiliog, Pwllheli LL53 8PB

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.

### Study 3.4m x 3.7m

Open fireplace, Original Floor Boards, Radiator.

### Bedroom 1 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

Pine staircase.

## 1st Floor

### Bedroom 2 9.15m x 5.55m

2 Velux Skylights, Open to Eaves, Wood Panelling.

### WC/En-Suite

WC and Sink.

### Services

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

## Grounds

Outside W, adj. to back door.

X2 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 Stone and Tile Floor.

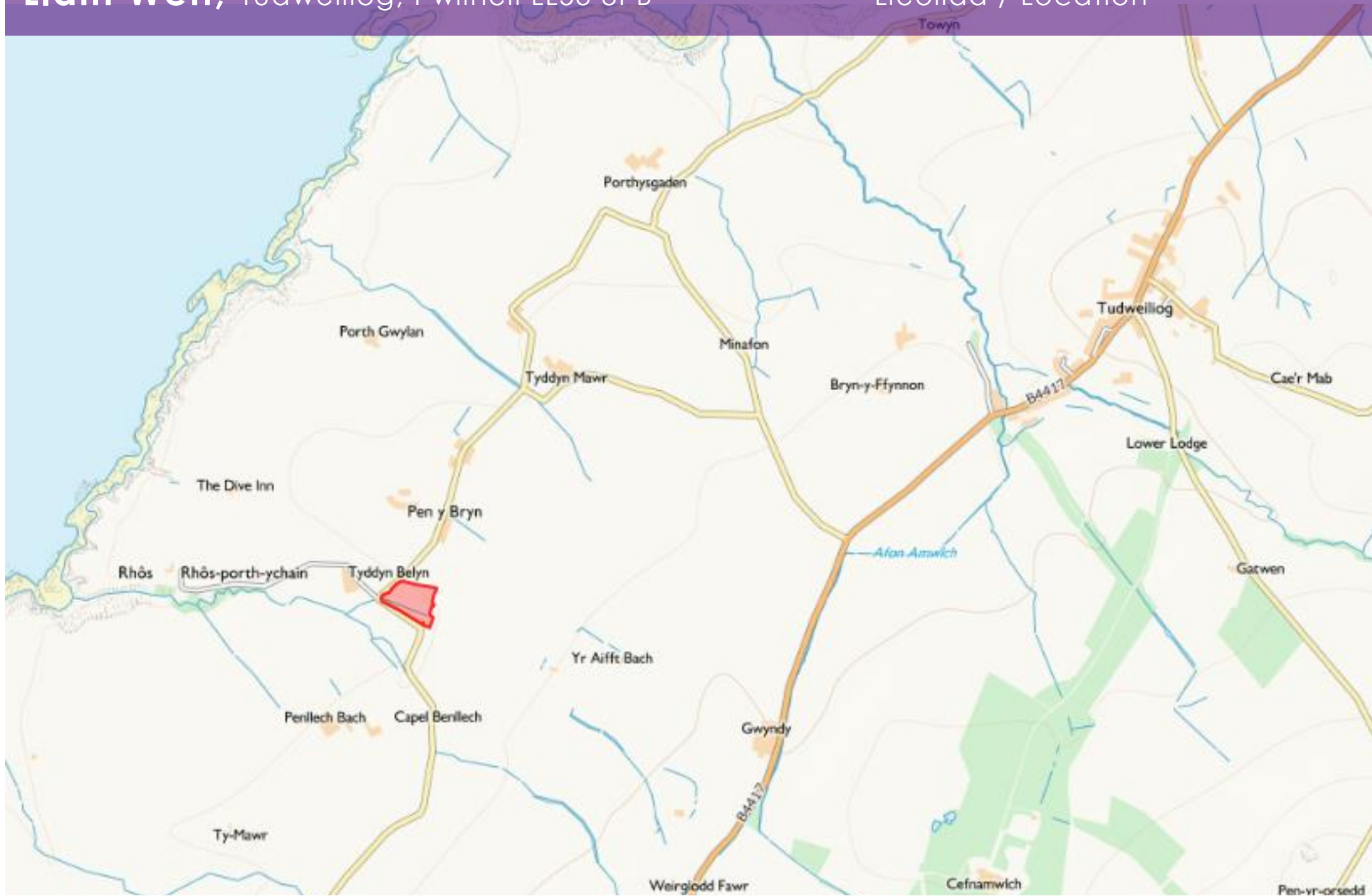
### Hay Barn 11m x 7m

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

### Grassland

1.98 acres, in 3 blocks ringfenced.







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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  
LL55 1EP

Scottish Power  
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