

# Lloyd Williams & Hughes

Syrfewyr Gwledig

Rural Property Surveyors

## Cil Lliart, Rhosfawr, Pwllheli

3 Bedroom Detached House with Buildings set in 3.5 acres

Eiddo 3 Lloft gyda Adeiladau wedi ei leoli mewn 3.5 erw

Guide Price:

£350,000



**Tyddyn gyda adeiladau traddodiadol, mewn 3.5 acer**

**Small holding with traditional buildings, set in 3.5 acres**

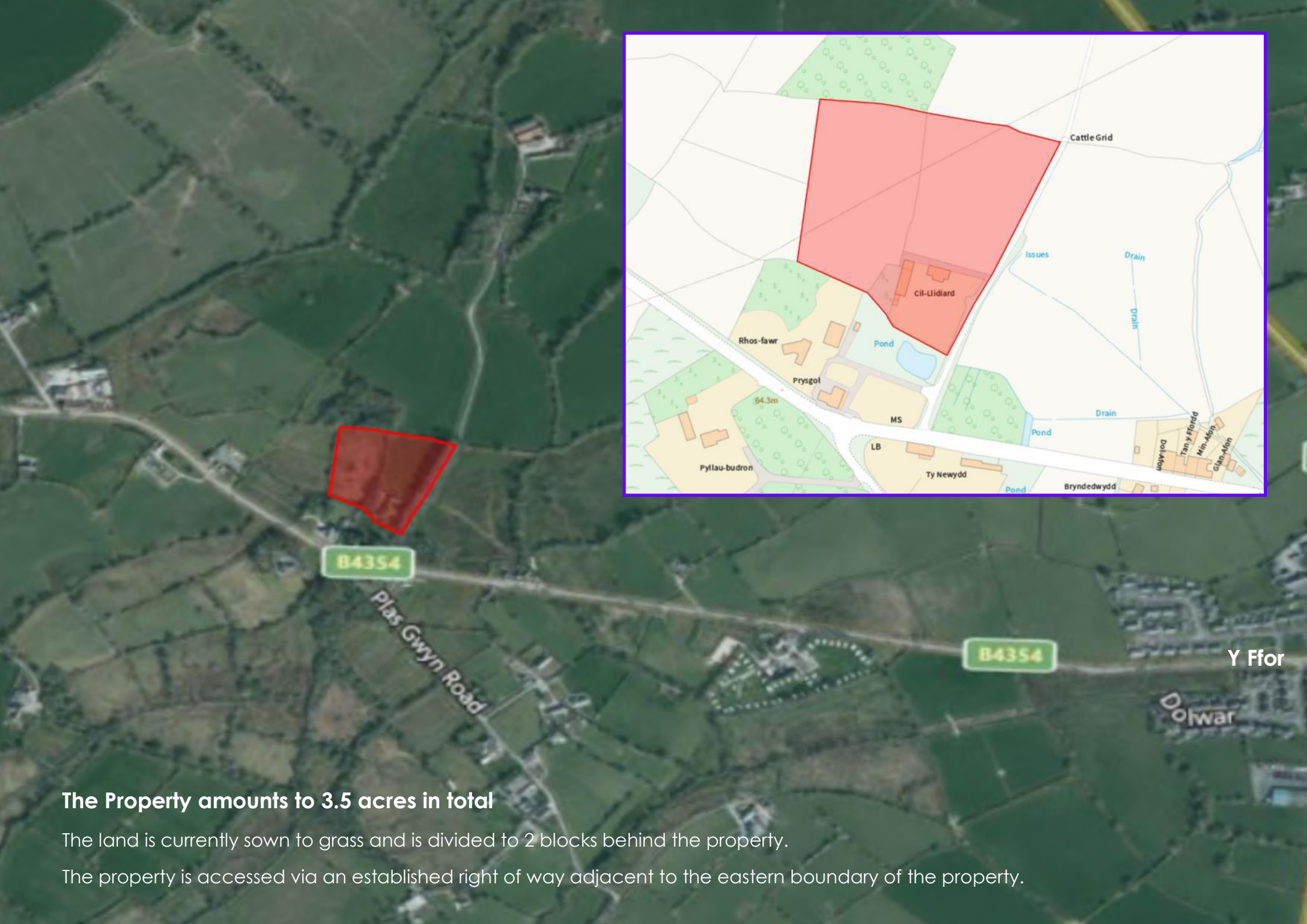
Cyfle prin i brynu eiddo sydd angen ei foderneiddio mewn safle preifat a hwylus.

A rare opportunity to acquire a property in need of modernisation set in a private but convenient location.

South Facing







Y Ffor

**The Property amounts to 3.5 acres in total**

The land is currently sown to grass and is divided to 2 blocks behind the property.

The property is accessed via an established right of way adjacent to the eastern boundary of the property.



Tu Mewn - Inside



# Cil Llidiart, Rhosfawr, Pwllheli

The house is built of stone elevations under a pitched slate roof with brick extension under a flat felt, the property offers the following accommodation:



## Ground Floor

### Entrance Porch 4.5m x 1.8m

Flat roof constructions, glazed front elevation.

### WC 1.7m x 1.8m

WC and handbasin.

### Hallway/Stairs to 1st Floor 1.4m x 4.1m

Timber staircase.

### Living Room 4.2m x 3.3m

Open fireplace.

### Dining Room 2.3m x 3.5m

Opened to entrance porch.

### Kitchen 4.6m x 3.1m

Oil Rayburn Royal

## 1st Floor

### Bedroom 1 4.5m x 2.6m

Incorporating hot water cylinder.

### Hallway 2.5m x 1.8m

Stairs.

### Bathroom 1.6m x 3.1m

3 piece suite.

### Bedroom 2 2.4m x 1.9m

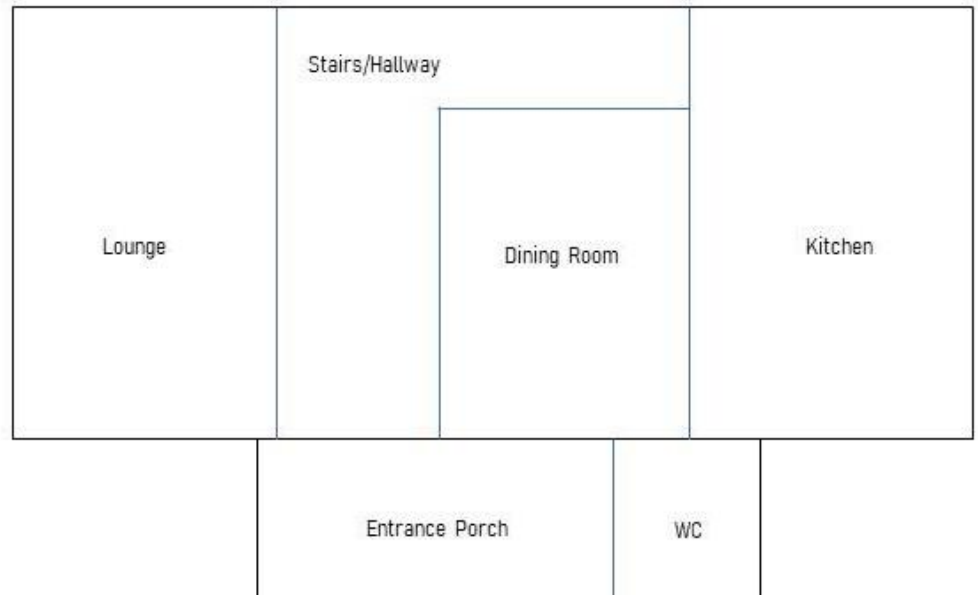
### Bedroom 3 2.7m x 2.5m

**Services:** Mains Water, Electric and Private Drainage.

## First Floor



## Ground Floor





## Tir - Land

Both parcels of land amount to approximately 3 acres

Store 4.5m x  
3.9m

The land lies north of the property and is contained in 2 enclosures, the land has recently been cut for hay.

Natural water presently services the land.



## Adeiladau - Buildings

21.8m x 5.9m

Stone Construction in derelict state of repair.

The buildings provide opportunities for various uses and extend to some 130m<sup>2</sup>.

The existing slate roof is in a poor state of repair and care should be taken when viewing - some areas will be inaccessible.

- Stable
- Open Cart Shed
- Cow Shed
- Pig Sty





## Grounds - Gardd







**Directions:**

From Y Ffor, head West towards Nefyn on B4354 for approximately 1 mile. Then take the right hand turning before the next bend in the highway.

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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

## IMPORTANT NOTICE:

Lloyd Williams & Hughes and their clients give notice that:-

1. They do not have authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact
2. 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 and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## 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  
Narrow Road  
Llandudno Junction  
Conwy

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**Lloyd Williams & Hughes - Tir ac Eiddo LWH**

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