



**3 BRYN GWENTH  
TREFOR LL54 5HW  
£190,000**





### **CROESO | WELCOME:**

Byngalo sydd gyda 2 llofft, swyddfa / meithrinfa, ystafell gwisgo, lolfa, cegin gyda lle bwyta, ystafell cawod ac ystafell haul. Tu allan mae yna gerddi, siedau, a lle parcio oddi ar y lôn.

3 Bryn Gwenith is a semi detached bungalow, which is well placed for the village amenities and travel to both Pwllheli and Caernarfon. Benefiting from central heating and double glazing (apart from 1 window), it comprises; lounge, kitchen/diner, 2 bedrooms (1 with nursery / office plus dressing room), shower room and conservatory. Outside there is off road parking, gardens and sheds. To fully appreciate all this property has to offer you must view it for yourself.

Trefor developed thanks to the local granite quarry. Its small harbour became extremely busy in the days when the granite was shipped to all over Europe. The beach, a mix of sand and pebbles, is mostly sheltered, though it does receive winds from the north-west. Today the inner harbour is mostly occupied by pleasure boats.

### **CYNTEDD | ENTRANCE PORCH:**

5' 2" x 3' 7" (1.6m x 1.1m) Composite door, uPVC





windows, step to:

**CYNTEDD | ENTRANCE HALL:**

**LOLF A | LOUNGE:**

14' 5" x 11' 5" (4.4m x 3.5m) Plus bay window. uPVC double glazed windows to bay with views over village. Fireplace with living flame gas fire, radiator.

**CEGIN GYDA LLE BWYTA | KITCHEN/DINER:**

18' 4" x 8' 2" (5.6m x 2.5m) Range of base and wall units. Access to loft storage with pull down ladder. Wall mounted LPG combi boiler. Radiator, uPVC double glazed window and wooden window with double glazed units.

**LLOFFT 1 | BEDROOM 1:**

9' 2" x 11' 9" (2.8m x 3.6m) uPVC double glazed window, radiator.

**SWYDDFA | NURSERY/OFFICE**

9' 2" x 8' 2" (2.8m x 2.5m) uPVC double glazed window, radiator. Door to:

**LLOFFT 2 | BEDROOM 2:**

9' 10" x 12' 9" (3m x 3.9m) uPVC double glazed window, radiator. Door to:

**YSTAFELL GWISGO | DRESSING ROOM:**

7' 6" x 11' 9" (2.3m x 3.6m) uPVC double glazed window, radiator.

**CYNTEDD | HALL:**

Radiator.

**YSTAFELL CAWOD | SHOWER ROOM:**

5' 10" x 6' 6" (1.8m x 2m) Vanity unit with washbasin and storage, toilet, accessible shower cubicle with electric shower. uPVC double glazed window and towel rail.

**YSTAFELL HAUL | CONSERVATORY:**

L shaped with double glazed windows, sliding patio door to outside.

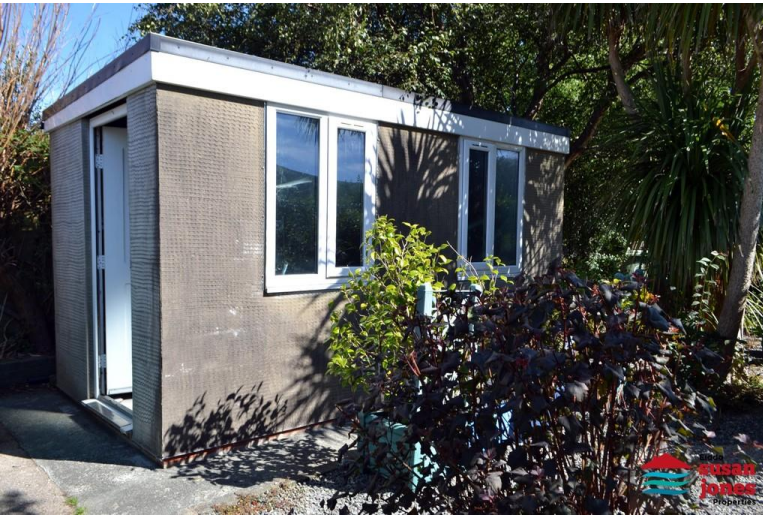
**TU ALLAN | OUTSIDE:**

Garden area, greenhouse and sheds. Path around to front. Off road parking and front garden.

**PERCHNOGAETH | TENURE:**

Freehold.





**TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:**

D

**TRETH CYNGOR | COUNCIL TAX BAND:**

C

**GWASANAETHAU | SERVICES (NOT TESTED):**

Mains water, electric, drainage and LPG central heating are connected.

**CYFARWYDDIADAU | DIRECTIONS:**

Turn off the A499 towards Trefor, follow the road onto Croes-Higol Road. The property can be found up a private road (after street light) on your right hand side just before the bus stop and the convenience store.

GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.

