



**RHOS LAN, 19 TYN PWLL
LLANBEDROG LL53 7PG
£295,000**





CROESO | WELCOME:

Mae'r eiddo wedi ei leoli mewn pentref poblogaidd. Ffenestri gwydr dwbl a gwres canolog ac mae yna 2 lofft, 2 ystafell fyw, cegin, iwtiliti a 2 ystafell ymolchi. Gerddi tu blaen ac i'r cefn, ynghyd a garej efo lle parcio.

A detached bungalow set in a popular location in the village of Llanbedrog. The property is served by LPG central heating and benefits from double glazing. The accommodation comprises 2 reception rooms, kitchen, utility, 2 bedrooms, bathroom and shower room. Outside there is a front garden, low maintenance space to the rear with decking and water feature. Garage and driveway providing off road parking.

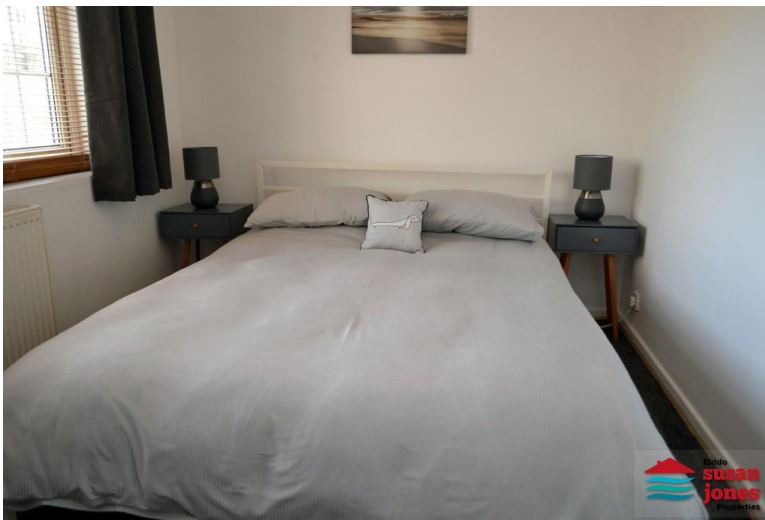


YSTAFELL EISTEDD | SITTING ROOM:

11' 9" x 9' 4" (3.6m x 2.85m) uPVC double glazed door and window. Radiator.

LOLFA | LOUNGE:

16' 0" x 9' 10" (4.9m x 3m) 2 x uPVC double glazed windows. 2 x radiators, fireplace.



CEGIN | KITCHEN:

Range of base and wall cupboards. uPVC double glazed window and door to outside.

LLOFFT 1 | BEDROOM 1:

9' 2" x 10' 2" (2.8m x 3.1m) uPVC double glazed window, radiator.

YMOLCHFA | BATHROOM:

4' 7" x 5' 6" (1.4m x 1.7m) Corner washbasin. Door to bathroom with bath with electric shower over, towel rail, toilet. uPVC double glazed window.



CYNTEDD | HALL:

Built-in cupboard with Worcester combi boiler. Access to roof space. Radiator.

YSTAFELL CAWOD | SHOWER ROOM:

5' 2" x 5' 6" (1.6m x 1.7m) Shower cubicle with electric shower, washbasin, toilet. uPVC double glazed window, radiator.

LLOFFT 2 | BEDROOM 2:

8' 2" x 12' 9" (2.5m x 3.9m) uPVC double glazed window, radiator.



IWTILITI | UTILITY:

8' 6" x 8' 10" (2.6m x 2.7m) Range of base and wall units, space for appliances. uPVC double glazed window and door to outside. Radiator.

TU ALLAN | OUTSIDE:

Driveway providing off road parking. Garage 2.7m x 5.4m with up and over door, power and light, double doors and uPVC double glazed window. Water feature and plants area. Decking with seating area. LPG tank. Front garden.

PERCHNOGAETH | TENURE:

Freehold.

TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:

F

TRETH CYNGOR | COUNCIL TAX BAND:

D

GWASANAETHAU | SERVICES (NOT TESTED):

We believe that mains water, electric and drainage plus LPG central heating are connected.



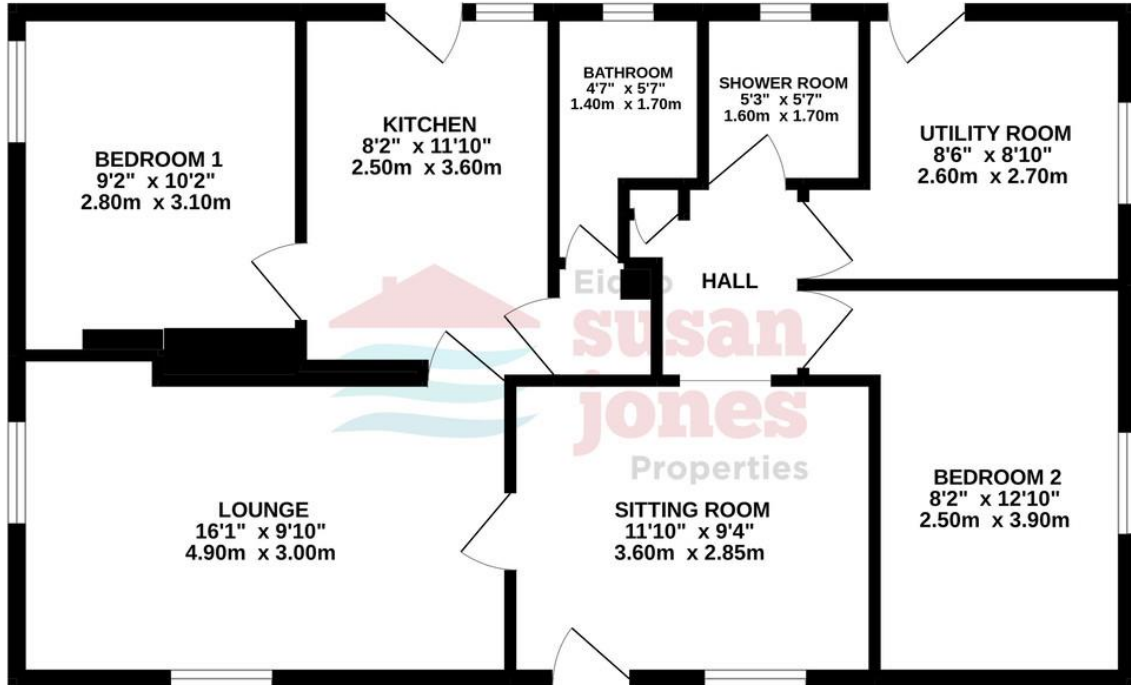


CYFARWYDDIADAU | DIRECTIONS:

From Pwllheli follow the A499 towards Llanbedrog, turning right for Mynytho (B4413). Turn right onto Lon Pin then left into Ffordd Bryn Cras & Tyn Y Pwll. Take the first left junction and the property can be found as the second property on your right hand side.



GROUND FLOOR
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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