



GLAN AWEL, MYNYDD NEFYN, PWLLHELI, LL53 6TL
Guide Price - £280,000



RG JONES

ARWERTHWYR | PRISWYR
GWERTHWYR EIDDO

AUCTIONEERS | VALUERS
LAND AND ESTATE AGENTS

A once in a generation opportunity to acquire a homely semi-detached bungalow set in 0.32 acres of grounds with stunning views of the sea and surrounding countryside.

A fantastic opportunity to acquire a 2 bedroom bungalow set in 0.32 acres of land on the outskirts of the popular seaside Town of Nefyn. The house is well kept and immediately habitable. The property also comes with a garage, off-road parking for ample cars and a paddock with access off a council maintained road.

House

Glan Awel is a semi-detached bungalow of stone and brick construction. It has been rendered and pebble dashed and has a natural slate roof. It was renovated and extended in the mid 1970's and was modernised and extended further around 2010. The property benefits from UPVC windows and doors throughout. There is also an adjoining garage of brick construction.

The property boasts outstanding views.

Services

We are informed by the seller that this property benefits from a mains supply of electricity and water, and a septic tank drainage system.

Heating

We are informed by the seller that there is an oil fired central heating system in place. The agent has tested no services, appliances or central heating system (if any).

Land

The land amounts to approximately 0.32 acres being predominantly good pasture. There is no supply of water to the land although there is access to mains water in the garden. Boundaries are a mixture of dry stone walls and stock fencing. We cannot guarantee that these are stockproof. The property is accessed from a council maintained road.



- *A rare opportunity to acquire a bungalow with land in the hamlet of Mynydd Nefyn*
- *Picturesque location*
- *Approximately 0.32 acres of land*

BALA OFFICE

85 Stryd Fawr, Y Bala, LL23 7AE
01678 520495

DOLGELLAU OFFICE

Llys Meirion, Dolgellau, LL40 1AB
01341 422334

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Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Ground Floor

All measurements are approximate and for display purposes only

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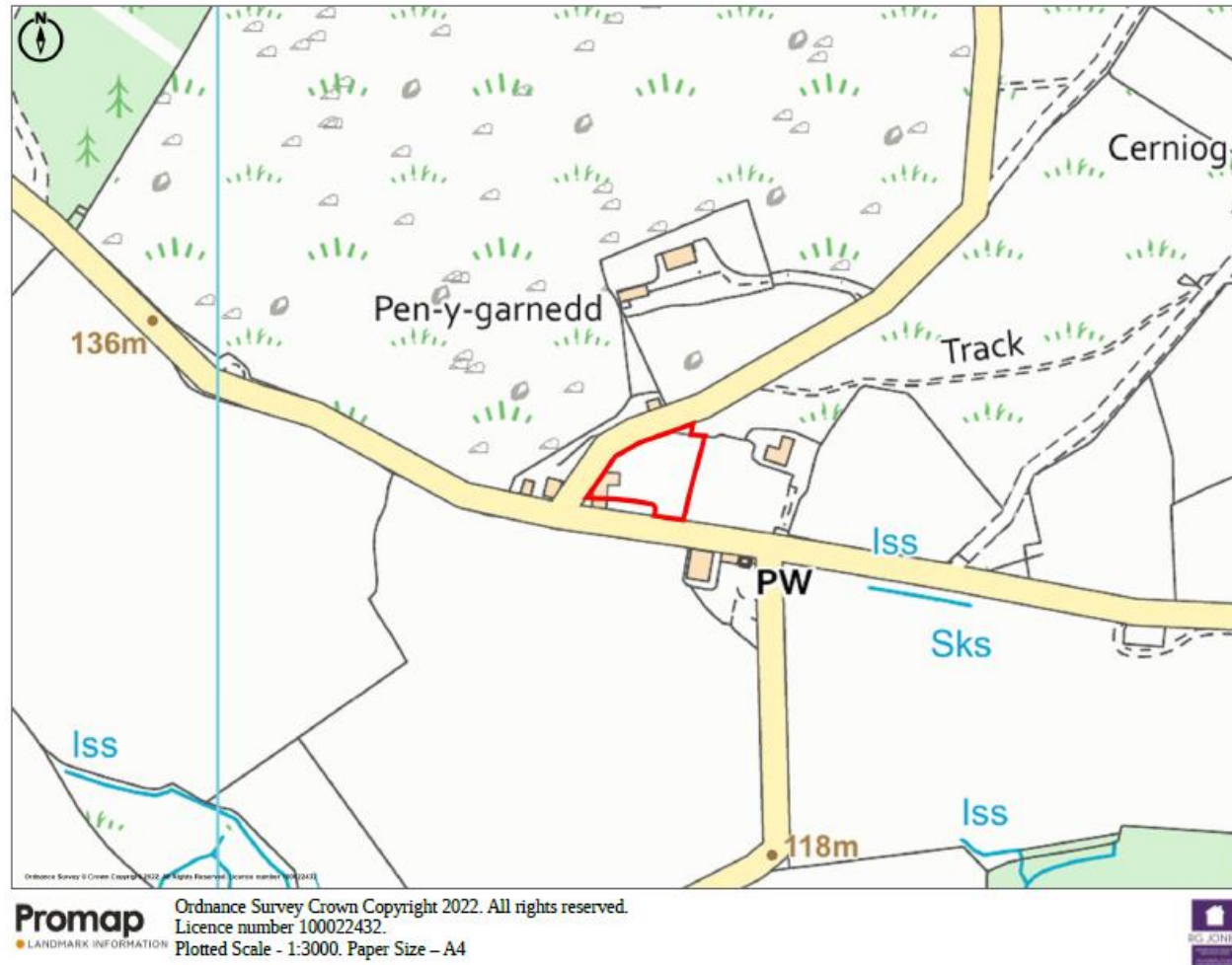
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Directions

When travelling from Pwllheli take the A497 towards Nefyn. After approximately 4.1 miles take a right turn onto the B4354 signposted for Y Ffôn / Chwillog. Follow this road for 0.8 miles and take a left turn sign posted Mynydd Nefyn. After half a mile take another left turn. After approx. 300ft / 90m take a right turn. The property will be the second on the right hand side.

What3words – jelly.wasps.skirting

Tenure & Possession

The freehold of the property is offered with vacant possession on completion of sale.

Planning

There are no active planning applications in place in relation to the property. It is located outside the local development boundary.

Wayleaves Easements & Rights Of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

Local Authorities

Cyngor Gwynedd/Gwynedd Council

<https://www.gwynedd.llyw.cymru>

Cyngor Gwynedd, Shirehall St, Caernarfon LL55 1SH

Method of Sale

The property is to be offered for sale by private treaty.

Viewings

Strictly by confirmed appointment with the vendor's agents R G Jones – 01678 520495

Health & Safety

Given the potential hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

DISCLAIMER

We declare that the sellers are a direct relative to one of our employees

These particulars, whilst believed to be accurate, are set for guidance only and do not constitute any part of an offer or contract. Intending purchasers or purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise of their accuracy. No person in the employment of Farmers Marts (R G Jones) Ltd has the authority to make or give any representations or warranty in relation to the property.



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