

Contact us to arrange a viewing.
We are open from 9am to 5pm Monday to Friday, and 9am to 4pm Saturdays.

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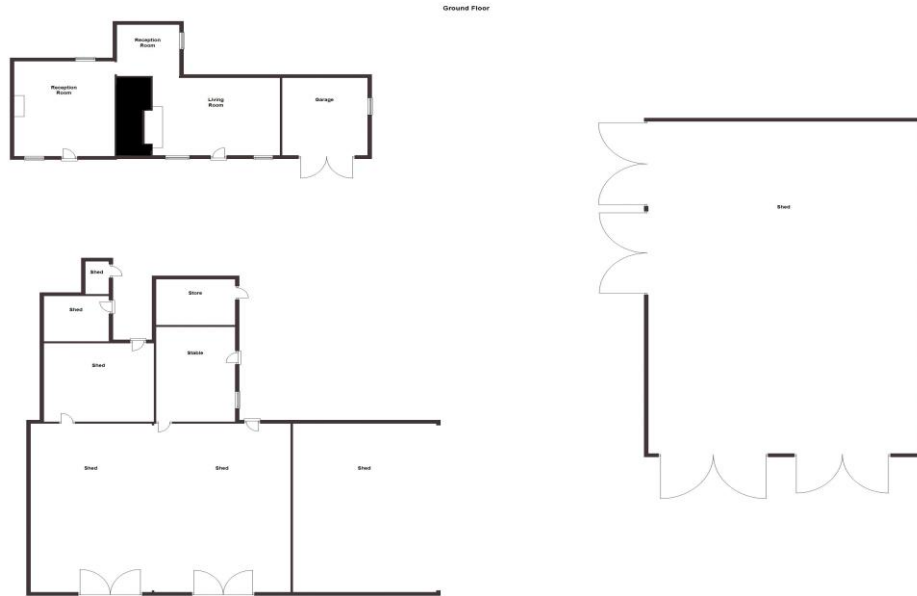
Lloyd Williams
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WILLIAMS & GOODWIN
THE PROPERTY PEOPLE



FLOOR PLANS - (Not to scale - for information purposes only)

Directions:

Travelling from Caernarfon towards Pwllheli, turn left into Clynog Fawr. Take the 2nd left onto the back road, back towards Pontllyfni/Aberdesach. Continue along this road for about 1/4 mile, where the property will be on the right hand side with signs to Tanrallt

General Information

Prior to making an appointment to view, we strongly recommend that you discuss any particular points which may be likely to affect your interest in the property with a member of staff in order that you do not make a wasted journey.

Important Notice

Williams & Goodwin The Property People and their clients give notice that these particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract to the purchaser or any third party, and must not be relied upon as statements or representations of fact. Purchasers must rely on their own enquiries by inspection or otherwise on all matters including planning or other consents. Any areas, floor plans, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive or current; no assumption should be made that any contents shown are included in the sale nor parts of the property that have not been photographed. Williams & Goodwin (TPP) have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

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Tanrallt , Clynogfawr, Caernarfon, Gwynedd, LL54 5AQ

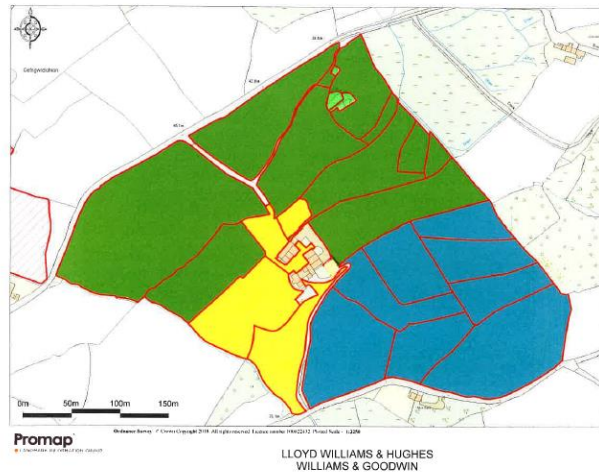


- Derelict cottage & Prefabricated Cottage
- To be Sold as A Whole or Three Lots
- Views over Caernarfon Bay
- Up to 29.40 Acres Available

Tanrallt extends to 29.40 acres together with a range of both modern and traditional buildings, derelict cottage and a prefabricated cottage. Located half a mile from Clynog on the Penarth road the property has open views towards Caernarfon Bay.



TANRALLT CLYNNOG FAWR



Clynnog Fawr is a small village on the north coast of Caernarfonshire, overlooking Caernarfon bay and Anglesey beyond. The property is situated midway between the royal historical town of Caernarfon and the market town of Pwllheli, where a range of local amenities can be explored in both towns.

LOT 1 - HOUSE, BUILDINGS YARD AND 4.05 ACRES OF LAND (COLOURED YELLOW)

The original farmhouse at Tanrallt has laid empty for many years. Together with the adjoining outbuildings it is ripe for renovation subject to the relevant planning requirement. Opposite the house you have a range of stone and slate outbuildings formerly cow sheds and calf boxes. To the rear you have a 3 bay HAY BARN of timber and corrugated construction. 45ft x 20ft 3 bay LEAN TO off above of same construction. 45ft x 20ft 3 bay LEAN TO off above of same construction. 60ft x 50ft Timber framed and corrugated roofed SHED with part used as LOOSE HOUSING and part CUBICLES. Located just beyond the yard you have a CHALET type structure which could provide a footprint for any future planning applications.

Accompanying the house and the buildings you have 4.05 acres inclusive of the yard. To the front of the chalet you have a 1.60 acre field suited to many uses whilst to the rear of the chalet you have a wooded area set on a steep embankment

Schedule Of land: Guide Price £150,000 - £200,000

O.S NO	Area
0993	1.60 acres
1491 pt	1.50 acres
1496	0.57 acres
1001	0.35 acres
<u>2302</u>	<u>0.03 acres</u>
Total	4.05 acres

Lot 2 15.32 ACRES (COLOURED GREEN)

LOT 2 - 15.32 acres (coloured green) Extending to 15.32 acres this parcel of land has the benefit of road frontage to the main enclosures. For the most part the land is good quality forage/grazing land with one meadow best suited to grazing. Natural water services the land. Located on the land you have a derelict cottage (Y Garnedd) Access would not be available through Lot 1 onto Lot 2

Schedule Of land: Guide Price £100,000 - £125,000

O.S. No	Area
9801	4.94 acres
0295	1.43 acres
0912	1.90 acres
1715	.27 acres
2015	.86 acres
1809	4.02 acres
<u>2302 pt</u>	<u>1.90 acres</u>
Total	15.32 acres

LOT 3 10.03 ACRES (COLOURED BLUE)

Access to this block of land would be off the Capel Uchaf road. The land is a mixture of clean grazing, woodland and slopes. Natural water services the land.

Schedule Of land: Guide Price £30,000-£40,000

O.S. No	Area
3688	2.62 acres
3396	2.44 acres
2692	1.41 acres
2688	0.96 acres
1887	1.95 acres
<u>1491 pt</u>	<u>0.65 acres</u>
Total	10.03 acres

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