

FOR SALE

GUIDE PRICE

£285,000

**PENNANTIGYN, MYNYTHO,
PWLLHELI, LL53 7RW**



Farmhouse and Outbuildings in need of renovation set in 2 Acres of grounds and paddocks.

(OPTION TO PURCHASE FURTHER 7.22AC)



DIRECTIONS:

From Pwllheli take the A499 towards Abersoch. At Llanbedrog take a right on to the B4413, Proceed for some 2 miles to the village of Mynytho. Keeping on the B4413 go past the Post Office and Village Hall and look for a right turning past the school. Follow this road for 1 mile and Pennantigyn is on the right.

DESCRIPTION

Pennantigyn is ripe for renovation offering immense potential in this much sought after area. Set in a rural setting Pennantigyn is 1 mile from the popular village of Mynytho and some three miles inland from the well known seaside village of Abersoch.

Enjoying an elevated position, Pennantigyn has views over the surrounding countryside and from the land which reaches the Foel Fawr you have 360 panoramic views of the Llyn in all its glory.

Pennantigyn Farm house is located just off a narrow local authority road being 1 mile from the small village of Mynytho which is served by a Sub Post Office/Store, Primary School and Community Hall.



The Farm House which is of stone construction under a pitched slate roof offers the following accommodation:

Half glazed door to Hall with stairs leading to the first floor.

LIVING ROOM- 4.68m x 3.32m with brick fire place and recess cupboard to side housing hot water tank.

KITCHEN- 4.68m x 2.17m range of base and wall units. Cooker point. Electric storage heaters. Recess cupboard and small larder under stairs.

FIRST FLOOR- Landing with storage heater.

BATHROOM- 2.16m x 1.94m white suite comprising low level W.C, Pedestal wash basin and panelled bath.

BEDROOM 1.- 2.60m x 1.86m

BEDROOM 2.- 2.82m x 2.59m

BEDROOM 3.- 2.74m x 2.16m

SERVICES: Main water and Electricity. Private drainage

FARM BUILDINGS:

- **COW SHED-** 5.51m x 4.82m of stone elevations and slate roof and joined on to the house having 6 cow ties and full length loft above which is accessed from the rear elevation.

- **PIG STY** - only stone elevations in situ.

- **STABLE-** 5.46m x 3.68m of stone elevations and slate roof loft over part and open fireplace.

- **OUTSIDE W.C-** of stone elevations and slate roof.

- **FORMER HAY BARN-** located to rear of cow shed and only stone elevation in place.

- **DAIRY-** 2.7m x 2.1m of brick elevations.

- **COAL SHED-** of timber frame and corrugated roof and cladding.

- **GARAGE-** 4.67m x 3.43m block elevations rendered and pebble dashed under a box profile roof. Up and over door and side pedestrian access.



The house and buildings are set in 2.08ACRES approx with the fields to the rear of the housing rising sharply to the Foel.

Also included in the sale is part of the field to the rear of the garage where the septic tank is located.

OPTION- An option to purchase a further 7.22AC is available at a set price of £10,000/AC.

A map can be provided upon request.

LOCAL AUTHORITIES:

Cyngor Gwynedd
Swyddfa'r Cyngor
Caernarfon
Gwynedd

Welsh Water
Vista
St David's Park
Ewloe
Flintshire

Welsh Assembly Agricultural Dept
Penrallt
Caernarfon
LL55 1EP

Scottish Power
Narrow Road
Llandudno Junction
Conwy

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

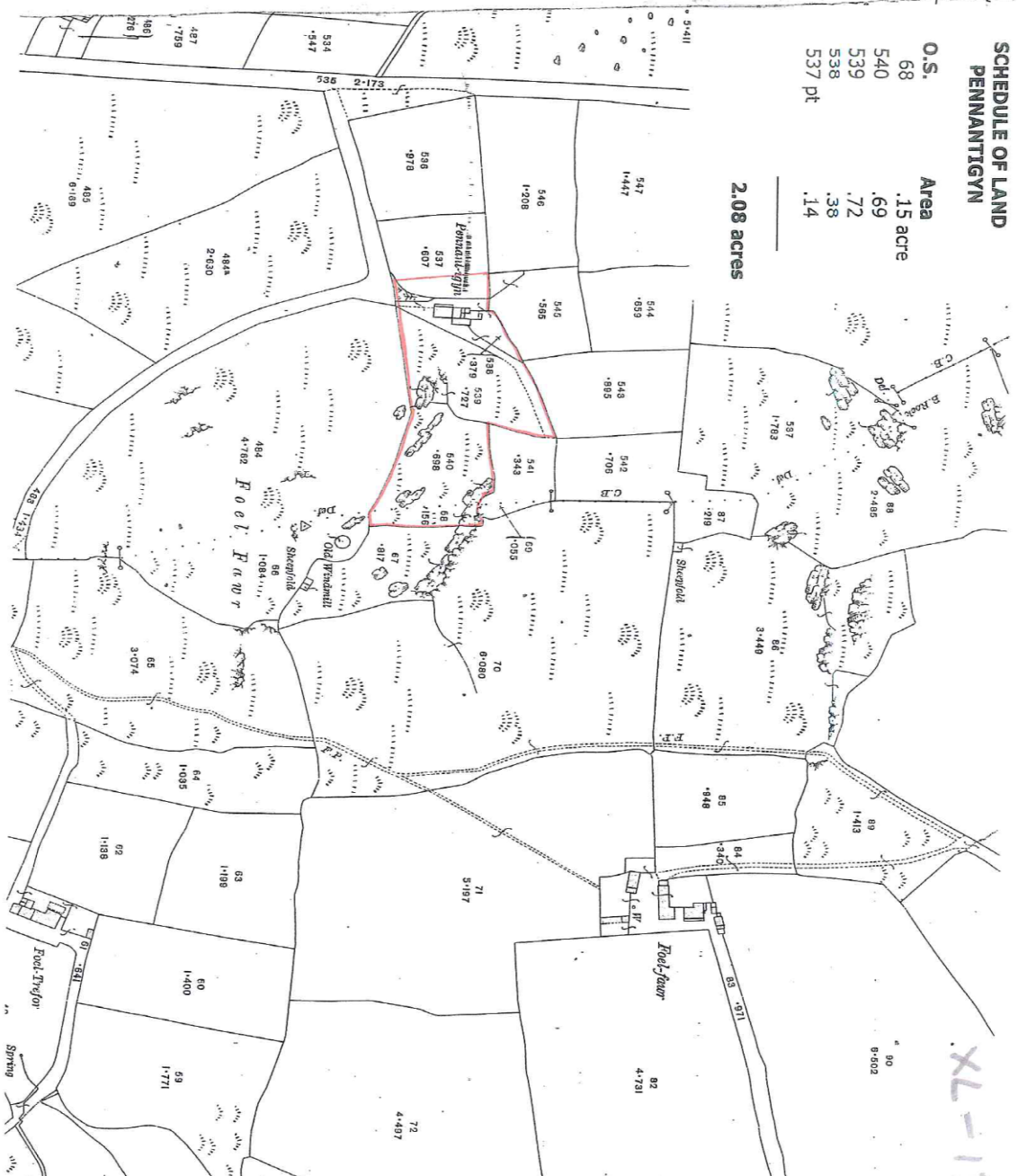
IMPORTANT NOTICE:

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.*

1-7X

2.08 acres



Energy Performance Certificate



Pennant Igyn, Mynytho, PWLLHELI, LL53 7RW

Dwelling type: Detached house
Date of assessment: 10 November 2016
Date of certificate: 10 November 2016

Reference number: 9344-2880-7499-9396-2775
Type of assessment: RdSAP, existing dwelling
Total floor area: 55 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

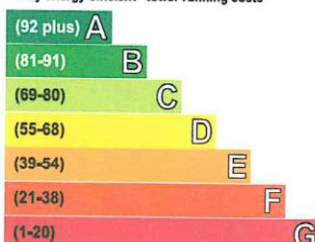
Estimated energy costs of dwelling for 3 years:	£ 4,116
Over 3 years you could save	£ 2,688

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 129 over 3 years	
Heating	£ 3,087 over 3 years	£ 1,059 over 3 years	
Hot Water	£ 849 over 3 years	£ 240 over 3 years	
Totals	£ 4,116	£ 1,428	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
33	120

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 75	
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,593	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 147	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.