



**Affordable Detached House, Y Ffor, Pwllheli, Gwynedd LL53 6UE •
£196,000**

New home arriving soon in a village setting and just 3 miles from the sea!

- New Build Detached House
- 3 Bedrooms & Bathroom
- Lounge/Diner With Bay Window
- Modern Fitted Kitchen
- uPVC Double Glazing Throughout
- Under-floor Heating & Solar Panels
- Private Parking, Garage & Garden
- Water Harvesting/Recovery System
- Affordable Home With Section 106
- Contact Our Land & New Homes Department For Further Details



This exciting development is being delivered by a local company, offering a range of dwellings to suit all budgets and requirements. Located in the heart of the village of Y Ffor, this select development will comprise of nine dwellings, that's 4 semi-detached bungalows and 5 detached 2 storey Houses. One of each are being sold under the affordable housing scheme, enabling local first time buyers to get a foot on the housing ladder

Property Description: An exciting opportunity to purchase a Detached 2 Storey House comprising: Entrance Hall, Wc, Lounge/Diner, Kitchen, Landing, 3 Bedrooms and Bathroom. They will come with private parking, attached garage and garden. Heating is provided by a modern air source system and distributed through under-floor means (this might be subject to change). A rooftop solar panel installation is also incorporated into the electrical system to reduce energy bills and a water harvesting/recovery system is fitted for water saving purposes and utilised for washing machines etc.

Location: Y Ffôr (Fourcrosses) is a rural village situated on the main A499 which allows for quick and convenient travel to the main seaside town of Pwllheli whilst also connecting to the historic town of Caernarfon – approximately 3 miles and 18 miles respectively. Its position is also handy for the attractive coastline situated to the north at Nefyn and the southerly coastline at Criccieth and Porthmadog. The village offers local amenities of a petrol filling station, convenience store and primary school amongst others. The main shopping town of Pwllheli situated on the scenic south coast of the Llŷn Peninsula, is well known for its marina and sailing facilities providing access to some of the best sailing waters in the UK around Cardigan Bay and Anglesey. This market town has two beaches and the Snowdonia mountains provide a dramatic backdrop. Within the town you'll find a number of independent retail shops, quaint narrow streets, supermarkets and a regular open air market. There is the convenience of a good network of roads as well as rail and bus links.

Tenure: We have been informed that the tenure is Freehold.

Services: We are informed by the seller that this property benefits from Mains Water, Electricity & Drainage.

Directions: From Caernarfon, follow the A487 and then the A499 in the direction of Pwllheli. On reaching Y Ffor (Four Crosses), proceed past the crossroads turning immediately left after the Star Carpets warehouse. Follow the road into the establishment.

