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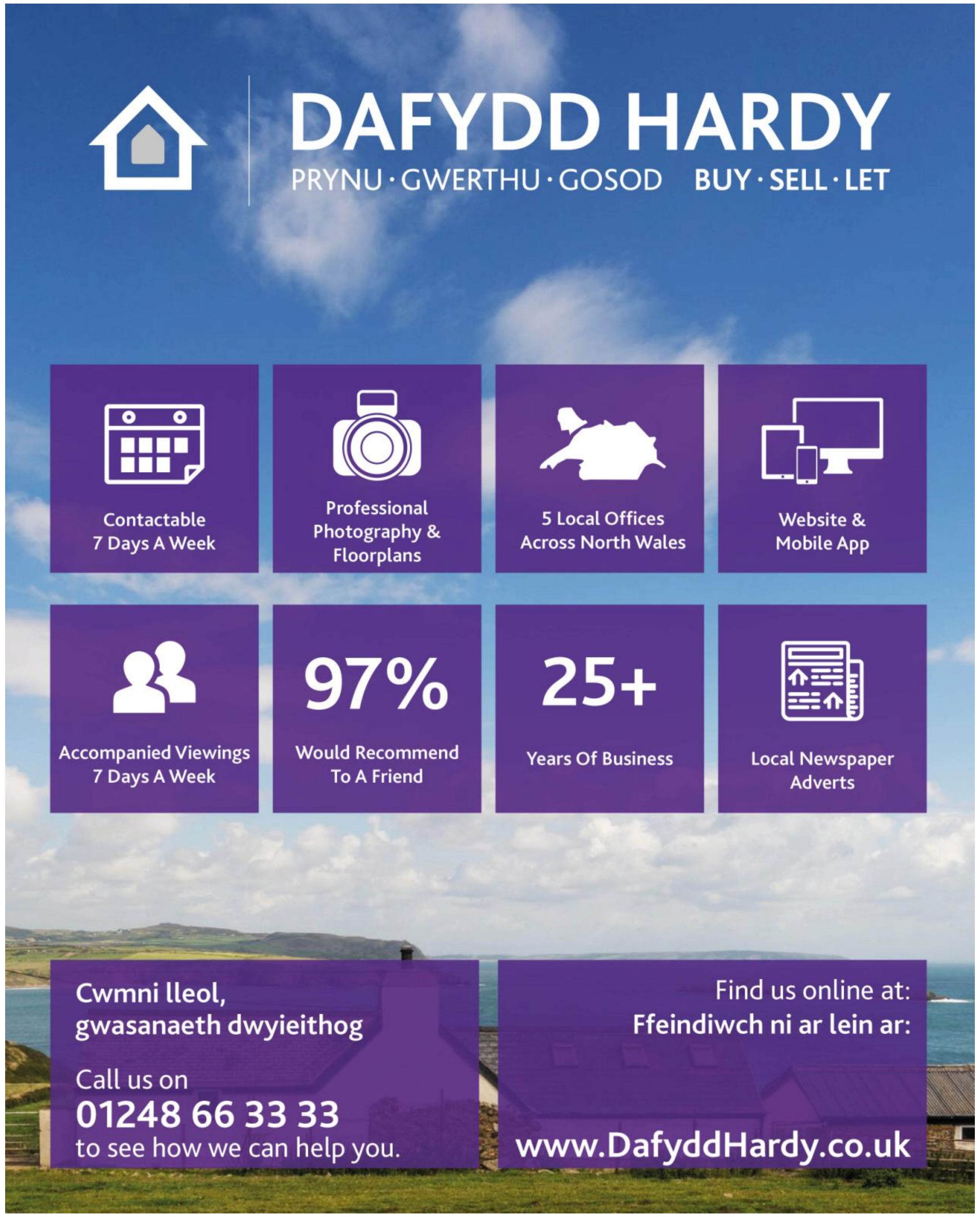

Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch ofyn os bydd unrhyw bwynt sy'n neilltuol o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o gontract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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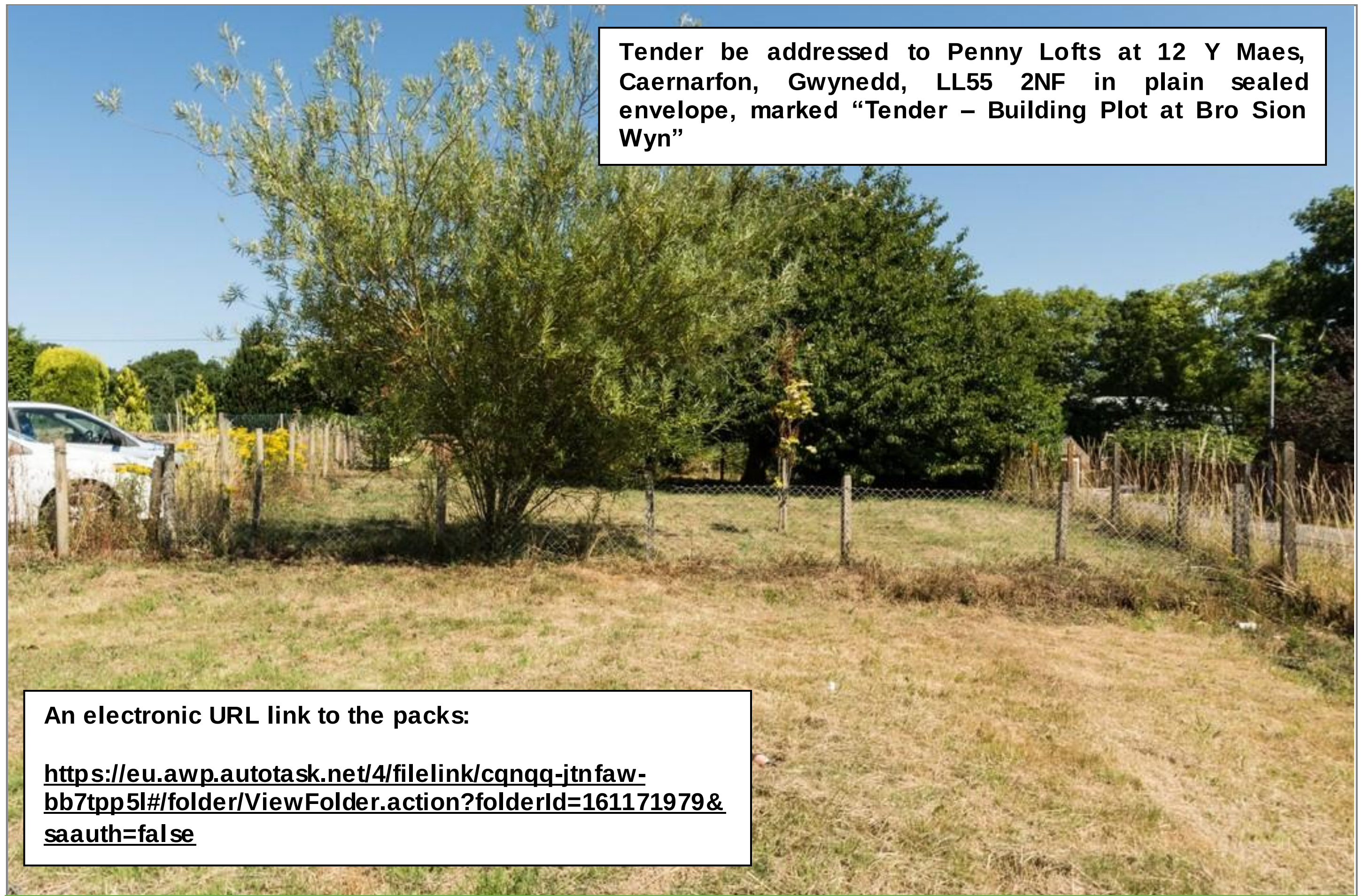

Tender be addressed to Penny Lofts at 12 Y Maes, Caernarfon, Gwynedd, LL55 2NF in plain sealed envelope, marked "Tender – Building Plot at Bro Sion Wyn"

An electronic URL link to the packs:

https://eu.awp.autotask.net/4/filelink/cqnqq-jtnfaw-bb7tpp5l#/folder/ViewFolder.action?folderId=161171979&saauth=false

Building Plot @ Bro Sion Wyn, Chwilog, Pwllheli, Gwynedd LL53 6NJ ●

Ar Werth Drwy Dendr Ffurfiol

For Sale By Formal Tender

- Plot Adeiladu Yn Mesur oddeutu 600 Medr
- Rhif Cais Cynllunio C17/0565/41/LL
- Ar Gyfer Adeiladiu Abbedd 2 Lawr
- Caniatad Cynllunio Ar Gyfer Annedd Marchnad Agored
- Unrhyw Ymholiadau At Penny Lofts 01248 711 998

- Building Plot Measuring Some 600 Square Metres
- Planning Number C17/0565/41/LL
- For The Erection Of A 2 Storey Dwelling
- Planning Approval For An Open Market Dwelling
- All Enquiries To Penny Lofts 01248 711 998

caernarfon@dafyddhardy.co.uk | **01286 677774**
12 Y Maes, Caernarfon, Gwynedd LL55 2NF

Building Plot at Bro Sion Wyn, Chwilog, Pwllheli, Gwynedd, LL53 6NJ North Wales

Disgrifiad
Mae cyfle wedi codi i gaffael parsel o dir yn mesur rhyw 600m2 o fewn pentref Chwilog (rhif cais: C17/0565/41/LL) ar gyfer codi Annedd Ar Wahân 2 Lawr 3 Ystafell Wely. Mae’r plot yn gorwedd gyferbyn â’r B4354 ac ardal breswyl sefydledig gyda datblygiad mwy diweddar. Mae’r lleoliad yn caniatáu mynediad hawdd i amwynderau lleol a’r ysgol gynradd tra bod yn llai na milltir o’r arfordir deheuol a dwy brif ffordd brifwythiennol, yn cynnig cysylltiadau trafnidiaeth ardderchog gyda Phwllheli, Porthmadog a Chaernarfon. Dylid cyfeirio unrhyw ymholiadau at Penny Lofts ar 01248 711 998.

Lleoliad
Mae pentref gwledig Chwilog wedi ei leoli ar y B4354 yn caniatáu mynediad hawdd i’r A499 a’r A497 ac yn rhoi trefi Pwllheli, Criccieth Porthmadog a Chaernarfon o fewn pellter cymudo hawdd. Mae Chwilog yn cynnig ysgol gynradd, swyddfa bost/siop a chigydd teuluol, tra bod y Ffor (rhyw 3 milltir i ffwrdd) yn cynnig gorsaf betrol/siop hwylustod ac ysgol gynradd bellach. Mae’r cynefin cyfagos wedi ei ffurfio yn bennaf o dir amaethyddol a chefn gwlad agored gyda’r arfordir a thraeth o fewn llai na milltir i ffwrdd. Mae tref farchnad Pwllheli, y brif gyrchfan siopa, wedi ei leoli ar arfordir deheuol prydferth Pen Llŷn, yn adnabyddus am ei farina a chyfleusterau hwylio yn cynnig mynediad i rai o ddyfroedd hwylio gorau'r DU. Mae gan y dref farchnad (marchnad awyr agored ar Ddydd Mercher Dydd Sul dros yr Haf) ddau draeth gyda mynyddoedd Eryri yn darparu cefnlen ddramatig. O fewn y dref fe ddewch o hyd i nifer o siopau annibynnol, strydoedd cul hynod (yn gartref i siopau, tai tafarn traddodiadol a thai bwyta, yn ogystal â physgod a sglodion gwobrwyol a Hufen Iâ Cymreig) ac archfarchnadoedd. Mae hefyd ysgolion, cyfleusterau hamdden, digonedd o dai bwyta a chwrs golff i’w mwynhau gyda’r cyfleustra o rwydwaith ffyrdd a chysylltiadau rheilffordd a bws da.

Cyfarwyddiadau
O Gaernarfon, dilynwch yr A487 ac yna'r A499 i gyfeiriad Pwllheli. Ar gyrraedd pentref y Ffor (Fourcrosses), trowch i’r chwith am y B4354 i gyfeiriad Chwilog. Parhewch trwy’r pentref ac fel bo’r ffordd yn plygu i’r dde fe welwch fynedfa Bro Sion Wyn ar y dde gyda’r plot ar yr ochr dde.

Description
An opportunity has arisen to purchase a parcel of land measuring some 600 m² or thereabouts within the village of Chwilog (planning application number: (C17/0565/41/LL) for the erection of a 2 Storey 3 Bedroomed Detached Dwelling. The plot lies adjacent to the B4354 and an established residential Cul-de-Sac with a more recent development located opposite. The position allows for easy access to local amenities and primary school whilst being less than a mile from the southern coastline and two main arterial roads, making excellent transport links with Pwllheli, Porthmadog and Caernarfon. All enquiries should be directed to Penny Lofts on 01248 711 998

Location
The rural village of Chwilog is situated on the B4354 allowing for quick and easy access to both the A499 and A497 putting the towns of Pwllheli, Criccieth, Porthmadog and Caernarfon within easy commuting distance. Chwilog offers a primary school, sub post office/store and family butchers whilst Y Ffor (roughly 3 miles) offers a petrol station/convenience store and further primary school. The immediate surroundings consist primarily of agricultural land and rolling open countryside with the coastline and beach less than a miles distance as the crow flies. Your main shopping destination - the market town of Pwllheli is situated on the scenic south coast of the Llŷn Peninsula, well known for its extensive marina and sailing facilities and provides access to some of the best sailing waters in the UK around Cardigan Bay and Anglesey. This market town (open-air market is held on Wednesdays and Sundays during the summer months) has two beaches and the Snowdonia mountains provide a dramatic backdrop. Within the town you'll find a number of independent retail outlets, quaint narrow streets (home to a whole host of independent shops, boutiques, traditional pubs, cafes and restaurants, as well as award-winning fish and chips and traditional Welsh ice-cream) and supermarkets. Pwllheli also has schools, leisure facilities, plenty of restaurants and a golf course to enjoy with the convenience of a good network of roads as well as rail and bus links.

Directions
From Caernarfon, follow the A487 and then the A499 in the direction of Pwllheli. On reaching the village of Y Ffor (Fourcrosses), turn left onto the B4354 towards Chwilog. Proceed through the village and as the road bends to the right you will find the entrance to Bro Sion Wyn on your right hand side with the plot on the right hand side.