

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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3 Lon Elim, Llithfaen, LL53 6PE

£199,995

- Detached Bungalow
- Elevated Position with Views
- Large Garage & Carport
- Small Residential Estate
- 2 Bedrooms & Sun Room/Dining
- Patio & Lawn Gardens



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Tudor Estate Agents & Chartered Surveyors have been favoured with instructions to offer this delightful bungalow for sale, occupying an elevated position on this small, quiet, residential cul de sac. It has great views over open countryside with an exceptional vista of Cardigan Bay and the mountains of mid Wales beyond.

Llithfaen is a small rural village on the north coast of the glorious Llyn Peninsula, designated as a place of outstanding natural beauty. It is close to the picturesque Welsh Language Centre, Nant Gwrthelyn and approximately 5 miles from Morfa Nefyn and Porth Dinllaen; 7 miles from the market town, Pwllheli and 11 miles from Abersoch. The comfortable accommodation briefly composes of: Hall. Kitchen. Sun Room/Dining / 3rd Bedroom. Bathroom. 2 bedrooms. Utility. The spacious loft, very useful large garage, surrounding gardens and sun lounge offer great potential. Gardens to the front and rear with patio areas. Drive with parking. There is also a Snowdonia security system installed.

Hall

With storage cupboard.

Bathroom

New white suite comprising panelled bath with shower over. Washbasin. Low level w.c. Storage heater.

Inner Hall

Night storage heater.

Lounge 13'2 x 12'3 (4.01m x 3.73m)

Views. Patio door opening to patio area. Night storage heater.

Bedroom (Front) 9'0 x 12'4 (2.74m x 3.76m)

Bedroom (Rear) 9'6 x 14'0 (2.90m x 4.27m)

Kitchen 6'10 x 11'2 (2.08m x 3.40m)

Kitchen units incorporating oven and hobs. Breakfast bar. Single drainer one and a half bowl stainless steel sink unit. Door to:

Sun Room/Dining 15'1 x 7'10 (4.60m x 2.39m)

Door to:

Utility Room 5'9 x 7'10 (1.75m x 2.39m)

Outside door to rear. Door to garage.

OUTSIDE

Access drive. Parking and carport. Gardens to front and rear. Rockery.

Large Garage 18'9 x 26'7 (5.72m x 8.10m)

Two up and over doors.

SERVICES

We understand that mains water, electricity and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is freehold with vacant possession available on completion.

NOTE

Please note that this bungalow is of concrete panel 'Kenkast' construction. The



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outer walls have been recently refurbished with new thermal lining and pebble-dash.



From Pwllheli proceed north-east on the A499. At Y Ffor, turn left onto the B4354. Continue on this road for approximately three miles and at the crossroads turn right (signposted to Llithfaen). Proceed up the hill and as you enter Llithfaen at the crossroads in the centre of the village proceed straight on and then the entrance to Lon Elim is on the right and number 3 is shortly on the left. O.S. Ref SH 356-432. Sat Nav Ref LL53 6PE.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Percent	Very environmentally friendly - lower CO ₂ emissions	Current	Percent
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E		57	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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