

# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
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## Plas Bach, Aberdaron, LL53 8BE

**£379,500**

- Semi-Detached Cottage
- Centre of this Popular Seaside Village
- Three Bedrooms
- Very Rare Opportunity
- Only 150 Yards Away from the Sandy Beach
- Garden & Ample Parking



# Plas Bach, Aberdaron, LL53 8BE

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this delightful semi-detached cottage for sale. This is a very rare opportunity to purchase a seaside cottage only 150 yards from the beach in the centre of Aberdaron, a picturesque and quaint village on the western extremity of the glorious Llyn Peninsula.

The quaint cottage has the benefit of the following accommodation: - Lounge. Kitchen-Diner. Inner Hall/Shower room. Three bedrooms. Bathroom. Large rear garden with access to ample parking at the side.  
Early viewing recommended.

## GROUND FLOOR

### Lounge 18'1 x 15'3 (5.51m x 4.65m)

UPVC double glazed front door. Quarry tiled floor. Stairs to first floor. Two night storage heaters. Open beams. Attractive fireplace with multi fuel stove. Door to inner hall leading to toilet and kitchen. Opening to:

### Kitchen-Diner 19'5 x 10'6 (5.92m x 3.20m)

A most attractive room boasting a vaulted ceiling with open beams and patio doors to deck at rear. Cottage style kitchen incorporating single drainer stainless steel sink unit. Plumbing for washing machine and dishwasher. Space for fridge freezer. Integral oven, grill and hobs. Night storage heater. Door to:

### Inner Hall

Useful storage space. With door leading to lounge.

### Shower Room 4'0 x 6'4 (1.22m x 1.93m)

Shower cubicle with electric shower. Low level w.c. Pedestal washbasin.

## FIRST FLOOR

### Landing

Night storage heater.

### Rear Bedroom 9'3 x 6'8 (2.82m x 2.03m)

### Front Bedroom 9'5 x 5'10 (2.87m x 1.78m)

### Front Bedroom 11'8 x 8'1 (3.56m x 2.46m)

### Bathroom 9'0 x 6'8 (2.74m x 2.03m)

Panelled bath with electric shower over. Pedestal washbasin. Low level w.c. Airing cupboard with hot water cylinder.

## OUTSIDE

Rear garden with lawn and deck with access to ample parking at the side of the property - see plan available on request. Stone shed.



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## 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.

Please note the boundaries are as shown on the Land Registry plan - copy available on request. Please note that the garden at the rear of both properties are open and the boundaries are not defined on the ground.



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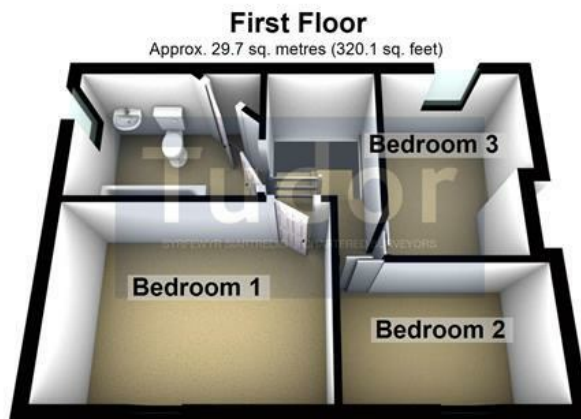
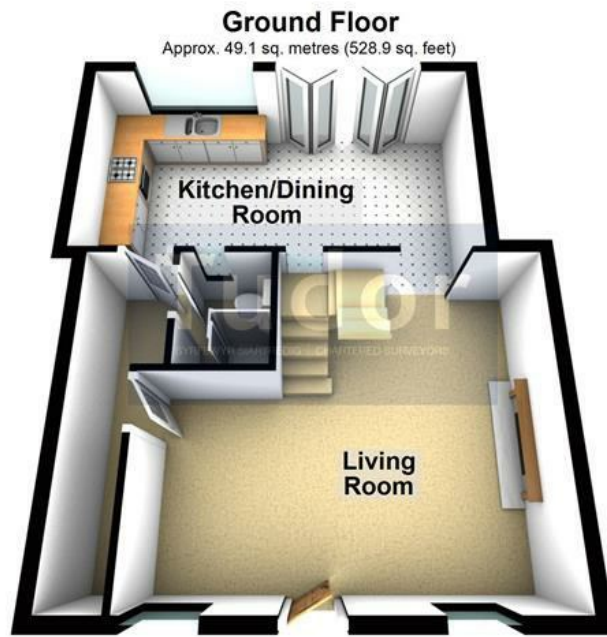
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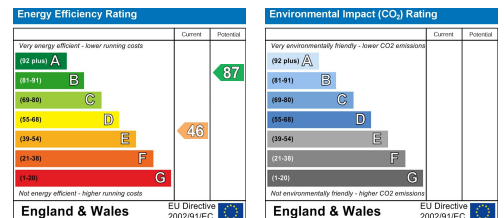


Total area: approx. 78.9 sq. metres (849.0 sq. feet)

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Plan produced using PlanUp.

## Plas Bach, Aberdaron, Pwllheli

From Pwllheli proceed west on the A499, at Llanbedrog turn right onto the B4413 then pass through Mynytho, Botwnnog, Sarn Mellteyrn and then onwards to Aberdaron. Proceed down the hill and enter the village, Plas Bach is the semi-detached cottage on the right hand side opposite to the Spar shop. Sat Nav Ref: - LL53 8BE.



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