

# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



## Cambrian House, Llithfaen, LL53 6PA

**Reduced to £200,000**

- Detached Cottage
- Spectacular Views
- South-Facing Balcony
- Centre of Rural Village
- 3 Receptions & 3 Bedrooms
- Gardens & Off-Road Parking





# Cambrian House, Llithfaen, LL53 6PA

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this detached double fronted cottage for sale, situated in the centre of this small rural village.

Llithfaen is located on the north side of the glorious Llyn Peninsula and is only about 7 miles from Pwllheli the market town for the area.

The comfortable and spacious accommodation briefly comprises of: Hall. Lounge. Dining area opening to Kitchen. Sitting room. Three bedrooms. Balcony with spectacular views. Bathroom. Rear deck and lawn garden. Off-road parking. Inspection highly recommended.

## GROUND FLOOR

### Hall

Night storage heater. Stairs to first floor.

### Lounge 9'5 x 20'4 (2.87m x 6.20m)

Wood burning stove. Open beams. Night storage heater. Door to:

### Dining Room 8'3 x 9'7 (2.51m x 2.92m)

Patio door to deck and garden. Outside door to side. Tiled floor. Opening to:

### Kitchen 7'10 x 9'8 (2.39m x 2.95m)

Cottage style pine kitchen units with granite worktops. Belfast sink. Rayburn oil fired for cooking. Tiled floor. Under stairs cupboard. Door to:

### Sitting Room 9'0 x 20'1 (2.74m x 6.12m)

Night storage heater. Outside door to rear. Fireplace. Door to hall.

## FIRST FLOOR

### Landing

Night storage heater. Cylinder cupboard.

### Rear Bedroom 9'2 x 10'10 (2.79m x 3.30m)

L shaped room. Night storage heater.

### Bathroom 8'0 x 9'6 (2.44m x 2.90m)

L shaped room maximum measurements. Tiled walls. Pedestal washbasin. Low level w.c. Panelled bath. Shower cubicle. Night storage heater.

### Front Bedroom 9'8 x 9'1 (2.95m x 2.77m)

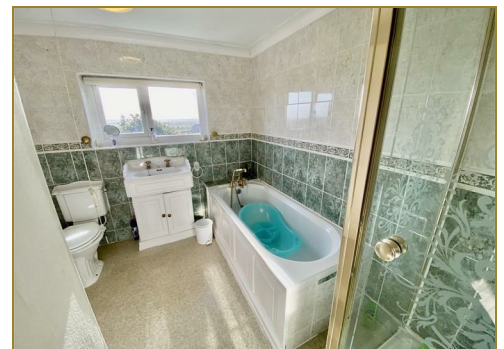
Night storage heater.

### Front Bedroom 12'11 x 20'5 (3.94m x 6.22m)

L shaped room maximum measurements. Door to south facing balcony with spectacular views.

## OUTSIDE

Side parking area. Raised deck and patio at the rear with steps down to lawn.



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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.



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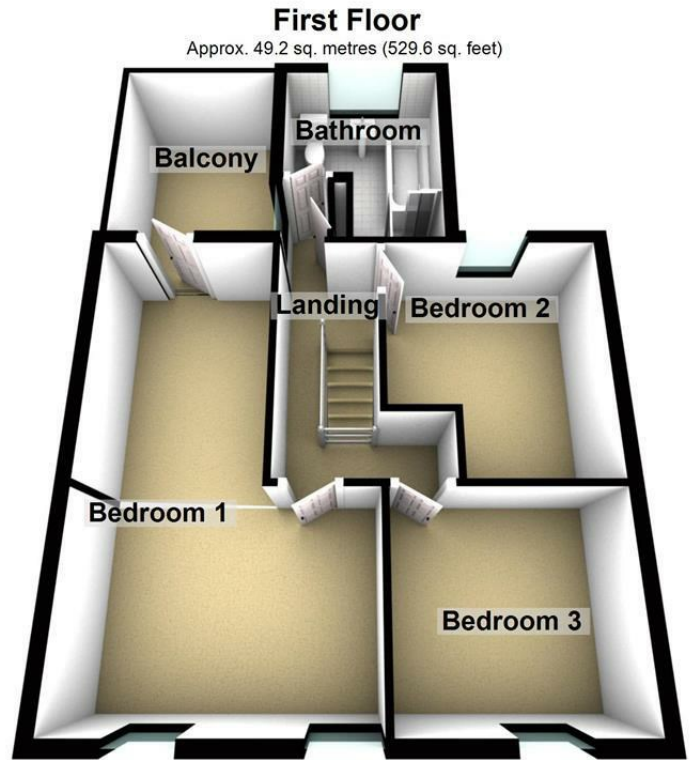
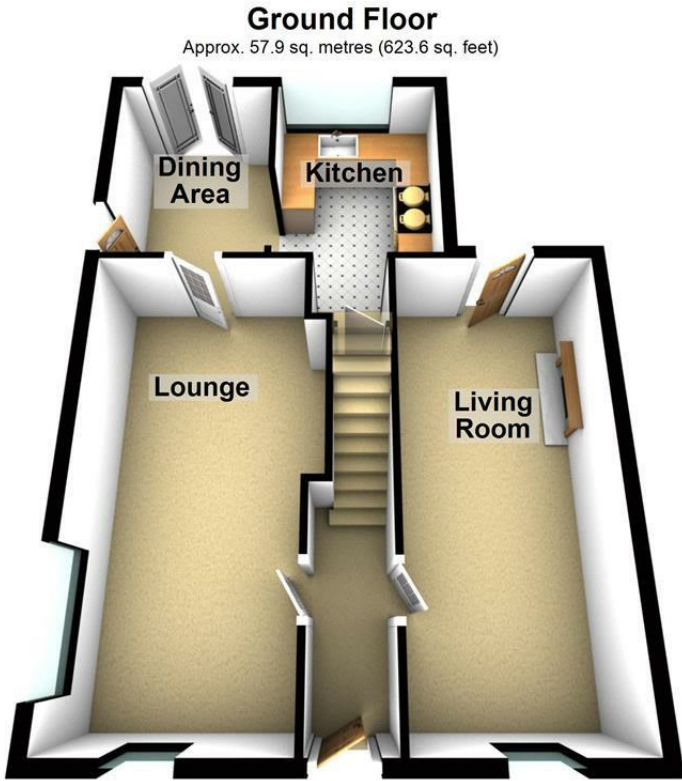
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Total area: approx. 107.1 sq. metres (1153.2 sq. feet)

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Plan produced using PlanUp.

## Cambrian House, Llithfaen, Pwllheli

From Pwllheli proceed north-east on the A499. At Y Ffôr turn left onto the B4354 and proceed for about 3 miles. At the crossroads turn right, signposted to Llithfaen, proceed up the hill and enter Llithfaen. At the crossroads turn right, proceed along this road and Cambrian House is then on the right. O.S Ref:- SH 356-431. Sat Nav Ref: LL53 6PA.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	7.5		
	28		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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