

Tudor

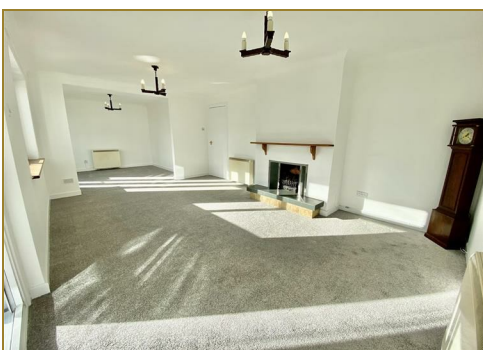
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Gerlan, Beach Road, Llanbedrog, LL53 7TN

£449,000

- Spacious Detached Residence
- Short Walk to the Beach
- 3 Receptions & 3 Bedrooms
- Popular Seaside Village
- Spectacular Sea Views
- Parking, Garden & Garage



Gerlan Beach Road, Llanbedrog, LL53 7TN

Tudor Estate Agents & Chartered Surveyors are delighted to welcome to the market for sale this detached residence situated in one of the most desirable and sought-after positions in Llanbedrog, being within easy walking distance to the beach and village amenities.

Llanbedrog is a popular seaside village on the south side of the glorious Llyn Peninsula and is only about 3 miles from Abersoch.

The spacious accommodation briefly comprises of the following:- Porch. Utility. Kitchen. Hallway. Cloak Room. Lounge opening to dining room with patio doors. Conservatory. On the first floor: - Three bedrooms enjoying spectacular views. Shower room. Enclosed large rear garden with parking to the front. Garage.

GROUND FLOOR

Porch

Utility Room 6'3 x 11'5 (1.91m x 3.48m)

Single drainer stainless steel sink unit. Plumbing for washing machine. Outside door to rear.

Kitchen 8'9 x 9'10 (2.67m x 3.00m)

Kitchen units incorporating sink unit. Hobs. Oven and grill. Plumbing for dishwasher. Storage cupboard.

Hall

Stairs to first floor. Night storage heater. Outside front door.

Cloak Room

Low level w.c. Washbasin.

Lounge 17'11 x 11'11 (5.46m x 3.63m)

Night storage heater. Opening to:

Dining Room 9'11 x 9'11 (3.02m x 3.02m)

Night storage heater. Patio door.

Conservatory 8'9 x 9'11 (2.67m x 3.02m)

UPVC double glazed windows and door.

FIRST FLOOR

Landing

Airing cupboard with cylinder.

Shower Room 6'11 x 6'7 (2.11m x 2.01m)

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

Bedroom 1 9'11 x 11'11 (3.02m x 3.63m)

Night storage heater.

Bedroom 2 18'1 x 9'11 (5.51m x 3.02m)

Night storage heater. Washbasin.



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Bedroom 3 9'1 x 9'1 (2.77m x 2.77m)

Night storage heater.

GARAGE

Up and over door.

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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Total area: approx. 117.1 sq. metres (1260.6 sq. feet)

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Plan produced using PlanUp.

Gerlan, Beach Road, Llanbedrog, Pwllheli

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(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		(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	
	79		
	51		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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