

Tudor

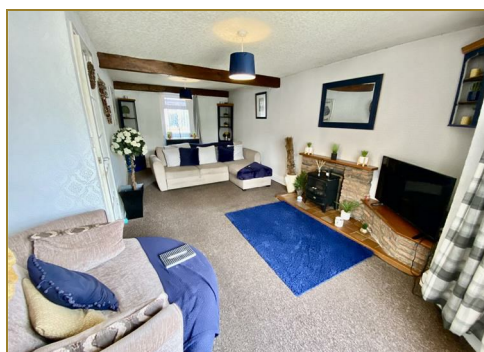
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Argraig Lon Llan, Eder, LL53 6JA

£150,000

- Inner Terrace Residence
- Close to Morfa Nefyn
- Oil Central Heating
- Small Rural Village
- Three Bedrooms
- Off-Road Parking



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VACANT*NO CHAIN*Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this inner terrace cottage for sale, situated in a convenient position in Edern, a small rural village on the north coast of the glorious Llyn Peninsula. Edern is only a few miles from Morfa Nefyn, a popular seaside village with Championship Golf Course and scenic coastal walks.

The comfortable accommodation has the benefit of double glazing and oil central heating and briefly comprises of: Hall. Lounge. Kitchen/diner. Utility with outside door to covered rear yard/carport. Three bedrooms and bathroom on the first floor. Loft room (with limited headroom - steep ladder style stairway).

The property has the benefit of off-road parking. The Plan of the division between Argraig and Argraig Cottage is available on request.

GROUND FLOOR

Hall

Front door. Radiator. Stairs to first floor.

Living Room 12'0 x 21'11 (3.66m x 6.68m)

Maximum measurements to bay window. Two radiators. Fireplace (currently not in use).

Kitchen/Diner 9'4 x 14'11 (2.84m x 4.55m)

Radiator. Kitchen units incorporating one and a half bowl stainless steel sink unit. Ceramic hobs with extractor hood over. Integral oven and grill. Door to:



Utility Area

Oil boiler for central heating and hot water. Washbasin. Plumbing for washing machine. Door to:



Conservatory

With door leading to rear yard with oil tank and covered yard/carport.

FIRST FLOOR

Landing

Rear Bedroom 10'3 x 9'5 (3.12m x 2.87m)

Radiator.

Bathroom 6'5 x 6'9 (1.96m x 2.06m)

Low level w.c. Pedestal washbasin. Panelled bath with shower over. Radiator.

Middle Bedroom 10'5 x 8'8 (3.18m x 2.64m)

Radiator.

Front Bedroom 15'11 x 10'2 (4.85m x 3.10m)

Two radiators. Door to steep ladder style stairs to loft room.



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



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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

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



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Total area: approx. 133.4 sq. metres (1436.1 sq. feet)

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Plan produced using PlanUp.

Argraig, Lon Llan, Edern, Pwllheli

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(71-81) B			
(69-80) C				(59-70) C			
(55-68) D				(45-58) D			
(39-54) E				(31-44) E			
(21-38) F				(11-30) F			
(1-20) G				(1-10) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		56	82	England & Wales			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		



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