

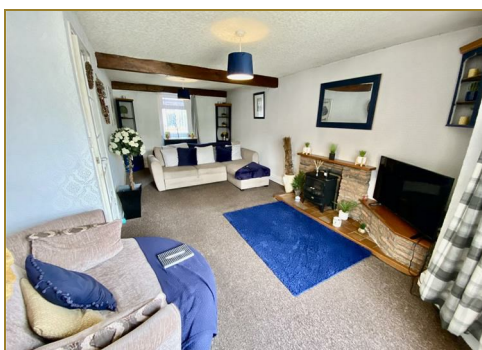
Tudor

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Argraig Lon Llan, Ederm, LL53 6JA Offers over £120,000

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



Argraig Lon Llan, Edern, LL53 6JA

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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Argraig Lon Llan, Eder, LL53 6JA

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		Environmental Impact (CO ₂) Rating	
	Current	Interest	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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
England & Wales		82	England & Wales
EU Directive 2002/91/EC			EU Directive 2002/91/EC



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