

Tudor

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



Cefn Y Coed Lôn Bribwll, Llanbedrog, LL53 7NN

£645,000

- Detached Residence
- Outskirts of Popular Seaside Village
- Delightful Gardens & Grounds with Parking
- Sought-After Position
- 2 Receptions & 4 Bedrooms
- Viewing Highly Recommended



Cefn Y Coed Lôn Bribwll, Llanbedrog, LL53 7NN

Tudor Estate Agents & Chartered Surveyors are delighted to offer this detached residence for sale, situated in a sought-after position on the outskirts of Llanbedrog but is conveniently located for the amenities and beach.

Llanbedrog is a popular seaside village located on the south side of the glorious Llyn Peninsula and Abersoch the renowned water sports resort is only about 3 miles and Pwllheli is also about 4 miles.

Cefn Y Coed offers spacious and comfortable accommodation with the benefit of double glazing and oil central heating, has been extended and improved, presently comprises: - Entrance Hall. Kitchen. Utility. Lounge. Walk-through Dining Room. Bathroom. Four bedrooms, one with en-suite bathroom.

The outside offered delightful landscaped gardens surrounding the property with paved patio areas. Ornamental pond. Greenhouse. Garage. Drive with parking.

A viewing is highly recommended to truly appreciate this beautiful home.

Entrance Hall

Radiator.

Kitchen 18'6 x 9'1 (5.64m x 2.77m)

Modern fitted kitchen with granite worktops. Built-in oven & grill. Gas hobs. Integral dishwasher. Tiled floor with under floor heating.

Utility

Worktop with space under. Oil fired boiler for central heating and hot water. Plumbing for washing machine. Outside door. Tiled floor.

Lounge 22'3 x 12'5 (6.78m x 3.78m)

Attractive parquet floor. Log burner stove. Patio door to garden.

Bedroom 10'10 x 10'10 (3.30m x 3.30m)

Radiator. Fitted wardrobes.

Bathroom 9'2 x 5'6 (2.79m x 1.68m)

'P' bath with jets and shower over. Washbasin. Towel radiator. Low level w.c. Tiled floor and walls.

Bedroom 12'4 x 10'10 (3.76m x 3.30m)

Patio door. Presently used as study. Radiator.

Walk-Through Dining Room 16'7 x 8'8 (5.05m x 2.64m)

Radiator.

Bedroom 13'5 x 10'0 (4.09m x 3.05m)

Radiator.

Bedroom Suite 18'4 x 13'4 (5.59m x 4.06m)

Built-in wardrobes. Patio doors. Radiator.

En-Suite Bathroom 12'0 x 9'3 (3.66m x 2.82m)

Modern bathroom suite comprising walk-in shower. Freestanding bath. Vanity washbasin. Low level w.c. Towel radiator. Tiled wall and floor with underfloor heating.

SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. Oil boiler for central heating. 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.



Tudor

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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Cefn Y Coed Lôn Bribwll, Llanbedrog, LL53 7NN



Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA
T: 01758 701 100
E: info@huwtudor.co.uk
www.huwtudor.co.uk

