

Tudor

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22 Cae Hendy, Llanbedrog, LL53 7NY

Or nearest offer £230,000

- Semi-Detached Residence
- Popular Seaside Village
- Gardens to Front & Rear
- Quiet Cul-de-sac
- 3 Bedrooms
- Close to Amenities & School



22 Cae Hendy, Llanbedrog, LL53 7NY

NO OCCUPANCY RESTRICTIONS. This former local authority residence is positioned in this quiet cul-de-sac in the centre of Llanbedrog, a small and popular seaside village on the south side of the glorious Llyn Peninsula. Within easy walking distance of the amenities and school.

Abersoch the renowned watersports resort is only about 3 miles and Pwllheli the market town for the area is about 4 miles. The accommodation has the benefit of oil central heating and double glazing and briefly comprises of the following: - Porch. Hall. Lounge-Diner. Kitchen. Utility room. Three bedrooms and bathroom. Gardens to front and rear with patio and lawn.

*Please note this property is of a non-standard construction

Gwynedd Council Tax Band: B

GROUND FLOOR

Porch

UPVC double glazed windows and patio doors.

Hall

Radiator. Stairs to first floor.

Lounge-Diner 11'1 x 11'1 (3.38m x 3.38m)

Two radiators. Fireplace. Door to:

Kitchen 8'5 x 10'0 (2.57m x 3.05m)

Kitchen units incorporating oven and hobs. Integral fridge and dishwasher. Door to:

Utility 6'0 x 10'2 (1.83m x 3.10m)

Plumbing for washing machine. Oil combi boiler. Outside door to rear.



FIRST FLOOR

Landing

Storage cupboard.

Bathroom

Panelled bath with shower attachment. Low level w.c. Pedestal washbasin.

Rear Bedroom 11'4 x 9'8 (3.45m x 2.95m)

Radiator. Fitted wardrobes.

Front Bedroom 7'4 x 10'4 (2.24m x 3.15m)

Radiator.

Front Bedroom 9'11 x 7'0 (3.02m x 2.13m)



SERVICES

We understand that mains water, electricity, oil (oil tank at rear) 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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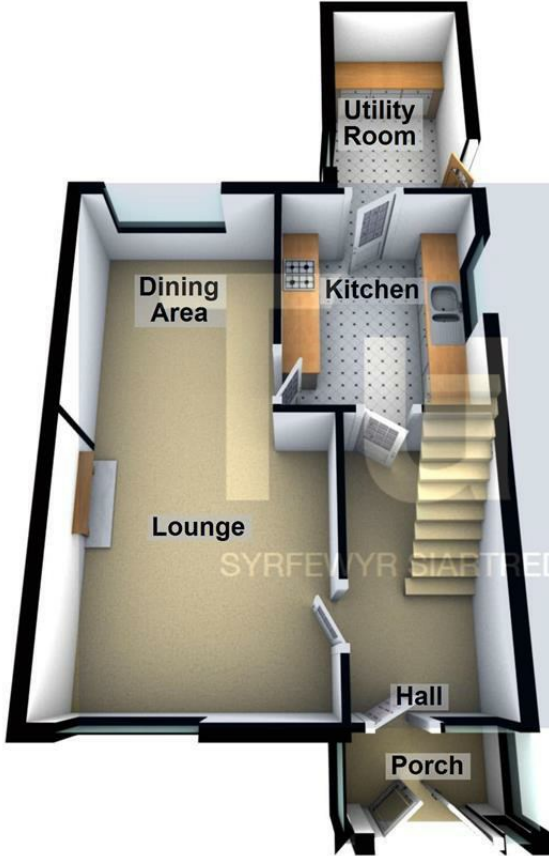
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Ground Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 78.8 sq. metres (847.9 sq. feet)

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Plan produced using PlanUp.

22 Cae Hendy, Llanbedrog, Pwllheli

Energy Efficiency Rating		Current	Worst	Environmental Impact (CO ₂) Rating		Current	Worst
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 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			
		55				72	
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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