

# Tudor

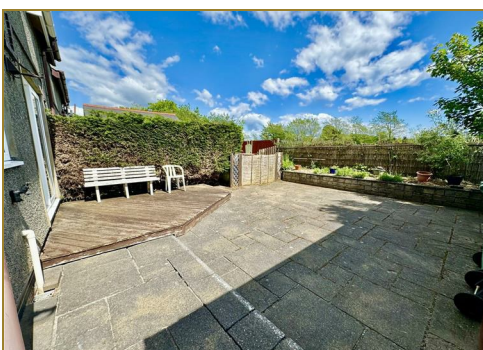
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



## Gwel Y Garn, 11 Parc Yr Efail, Efailnewydd, LL53 5TJ

**£298,500**

- Semi-Detached Residence
- Sought-After Residential Estate
- Gardens, Garage & Parking
- Small Village - Convenient for Pwllheli
- 2 Receptions & 3 Bedrooms
- Gas (LPG) Central Heating





# Gwel Y Garn, 11 Parc Yr Efail, Efailnewydd, LL53 5TJ

Tudor Chartered Surveyors have been favoured with instructions to offer this semi-detached residence for sale in a sought-after quiet cul-de-sac estate.

The residence is positioned at the end of the cul-de-sac benefitting from countryside views. Efailnewydd is a small rural village which is only a few miles from Pwllheli, the market and marina town on the south side of the glorious Llyn Peninsula.

The comfortable accommodation has the benefit of gas (lpg) central heating and double glazing and briefly comprises of the following: - Hall. Lounge opening to Dining room. Cloak room. Kitchen. On the first floor: Three bedrooms and bathroom. Parking and Garage. Gardens to front and rear.

## GROUND FLOOR

### Hall

Radiator. Storage cupboard. Stairs to first floor.

### Cloak Room

Low level w.c. Washbasin. Radiator.

### Lounge 14'8 x 14'10 (4.47m x 4.52m)

Living flame gas fire. Radiator. Double doors to:

### Dining Room 10'1 x 10'7 (3.07m x 3.23m)

Radiator. Sliding patio door to rear paved patio garden.

### Kitchen 12'7 x 10'7 (3.84m x 3.23m)

Radiator. Kitchen units with single drainer one and a half bowl sink unit. Gas hobs, oven and grill. Outside door to rear.

## FIRST FLOOR

### Landing

Radiator.

### Bathroom

Low level w.c. Panelled bath with electric shower over. Washbasin. Radiator. Velux.

### Bedroom 1 (Front) 12'2 x 14'10 (3.71m x 4.52m)

Radiator. Dormer window. Fitted wardrobes.

### Bedroom 2 (Rear) 16'8 x 10'8 (5.08m x 3.25m)

Dormer window. Radiator.

### Bedroom 3 (Front) 7'8 x 11'6 (2.34m x 3.51m)

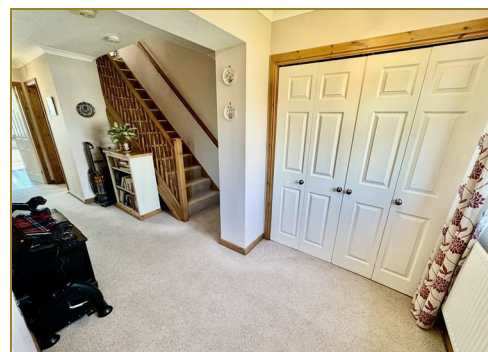
Radiator. Velux.

## OUTSIDE

Front garden with parking area. Rear paved patio garden with raised boundary bed. Gas tank.

### Garage 8'6 x 18'7 (2.59m x 5.66m)

Up and over door. Service door to the side. Plumbing for washing machine. Combi Gas boiler for central heating and hot water.



# Tudor

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

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)



# Gwel Y Garn, 11 Parc Yr Efail, Efailnewydd, LL53 5TJ

## SERVICES

We understand that mains water, electricity and drainage are connected to the property. LPG Gas. (Please note there is no mains gas in Efailnewydd). 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.

## COUNCIL TAX

Band D



# Tudor

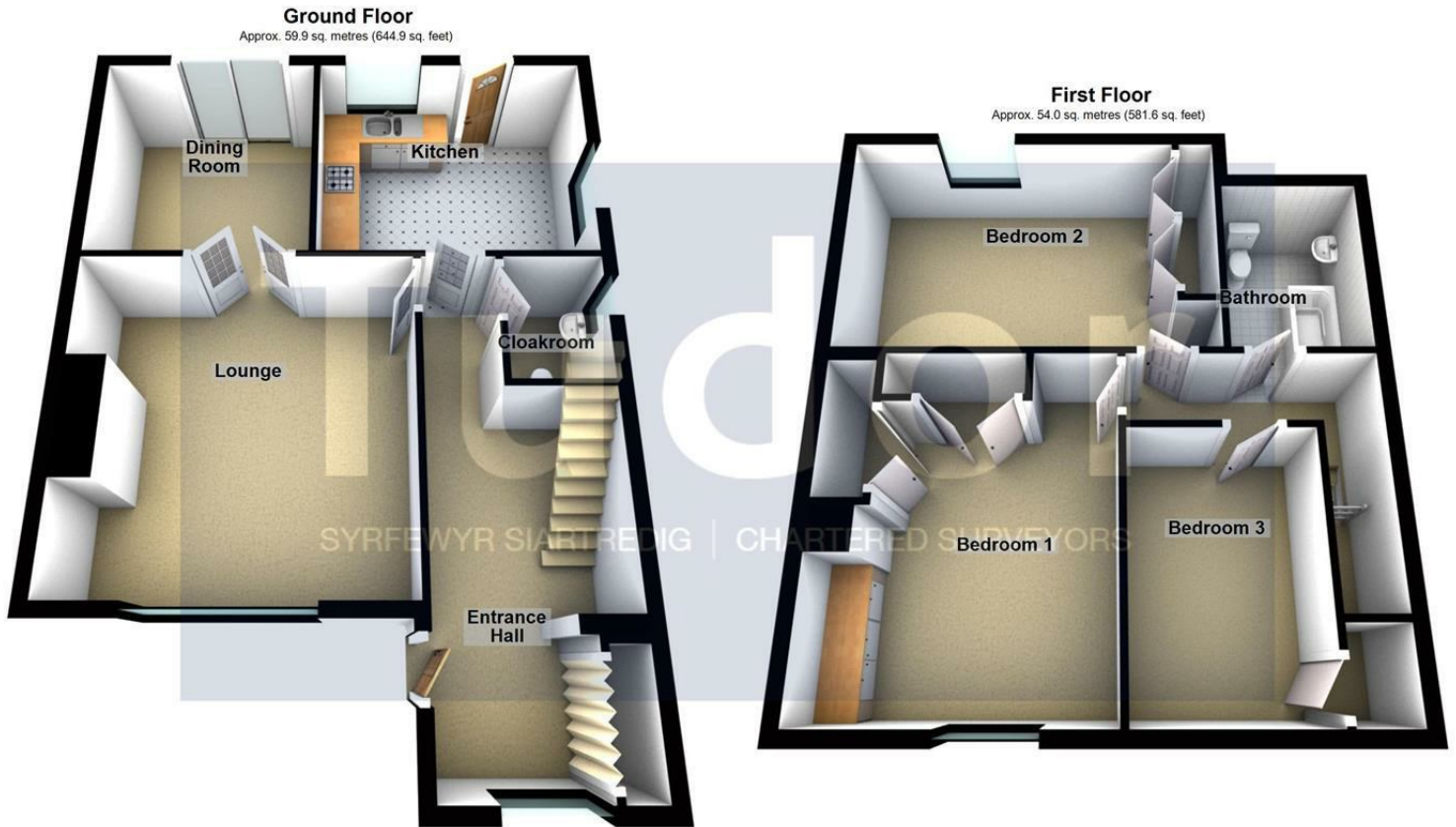
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

# Gwel Y Garn, 11 Parc Yr Efail, Efailnewydd, LL53 5TJ



Total area: approx. 113.9 sq. metres (1226.5 sq. feet)  
 Copyright Tudor Chartered Surveyors & Estate Agents. For room identification only.  
 Plan produced using PlanUp.  
**Gwel y Garn, 11 Park yr Efail, Efailnewydd, Pwllheli**

From Pwllheli proceed north west on the A497 in the direction of Nefyn. Enter Efailnewydd passing the Rugby Club on the left hand side and the entrance to Parc Yr Efail is then on the left. OS Reference: - SH 353-359. Satellite Navigation Reference: LL53 5TJ.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 52 (Current), 66 (Potential)  
 Environmental Impact (CO<sub>2</sub>) Rating: C (Current), D (Potential)



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA  
 T: 01758 701 100  
 E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)  
[www.huwtudor.co.uk](http://www.huwtudor.co.uk)