

# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
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## Glennydd, 12 Gerddi, Edern, LL53 8YR

**£189,000**

- Semi-Detached Residence
- Convenient for Primary School
- Surprisingly Large Rear Garden
- Popular Village Close to Morfa Nefyn
- 2 Receptions & 3 Bedrooms
- Oil Central Heating



# Glennydd, 12 Gerddi, Edern, LL53 8YR

Tudor Estate Agents & Chartered Surveyors are delighted to offer this semi-detached residence for sale, located in a small residential estate in Edern, a small rural village which is only 0.9 miles walking distance along the Public footpath to the beach at Morfa Nefyn. The property enjoys countryside views.

The comfortable accommodation is attractively decorated throughout, has the benefit of double glazing and oil central heating and briefly comprises of the following:

Hall. Lounge. Dining room. Kitchen. Covered passage with toilet, store and utility. Three bedrooms. Shower room. Front garden. Surprisingly spacious rear garden with countryside views and store. Parking to the front.

## GROUND FLOOR

### Hall

Stairs to first floor. Door to:

### Lounge 11'1 x 17'6 (3.38m x 5.33m)

Multi fuel stove on slate hearth. Radiator.

### Dining Room 10'1 x 11'5 (3.07m x 3.48m)

Radiator. Sliding door to:

### Kitchen 13'6 x 5'6 (4.11m x 1.68m)

Kitchen units incorporating one and a half bowl stainless steel sink unit. Under stairs pantry cupboard. Space for cooker, dishwasher and fridge. Door to:

### Covered Rear Passage

Outside door to front and rear.

### Toilet & Log Store

### Utility 6'1 x 7'11 (1.85m x 2.41m)

Belfast sink. Plumbing for washing machine.

## FIRST FLOOR

### Landing

Radiator.

### Shower Room 6'10 x 5'8 (2.08m x 1.73m)

Shower cubicle. Low level w.c. Pedestal washbasin. Radiator.

### Bedroom 1 13'1 x 11'5 (3.99m x 3.48m)

Radiator. Built in wardrobe over stairs.

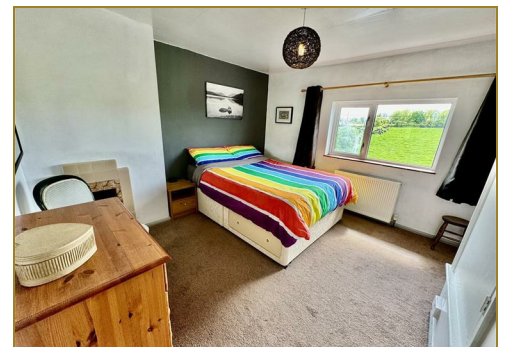
### Bedroom 2 11'11 x 8'8 plus recess (3.63m x 2.64m plus recess)

Radiator.

### Bedroom 3 (Study) 8'8 x 8'6 (2.64m x 2.59m)

## OUTSIDE

Front garden. Large rear garden. Oil tank.



# Tudor

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

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# Glennydd, 12 Gerddi, Edern, LL53 8YR

Garden Store 7'3 x 10'10 (2.21m x 3.30m)

## SERVICES

We understand that mains water, electricity and drainage are connected to the property. Oil for central heating and hot water. 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: B



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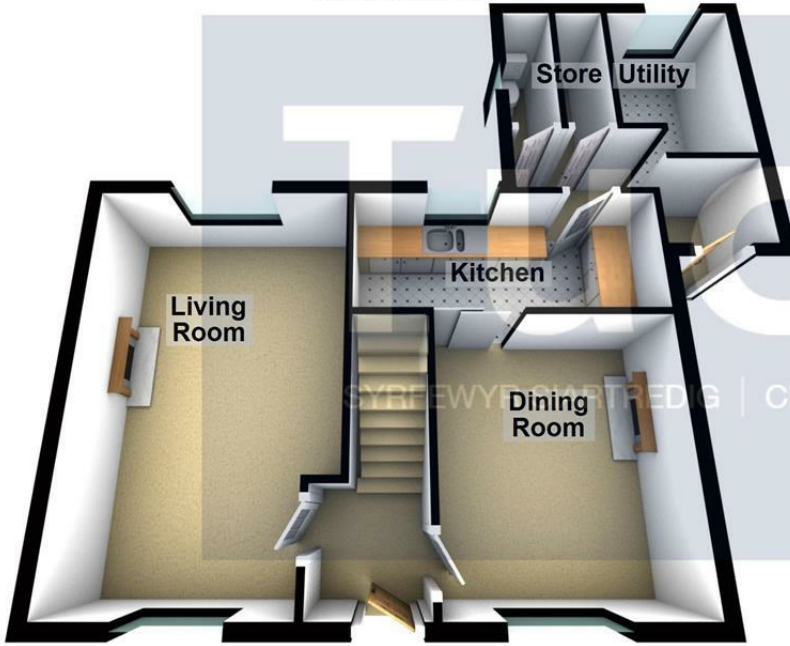
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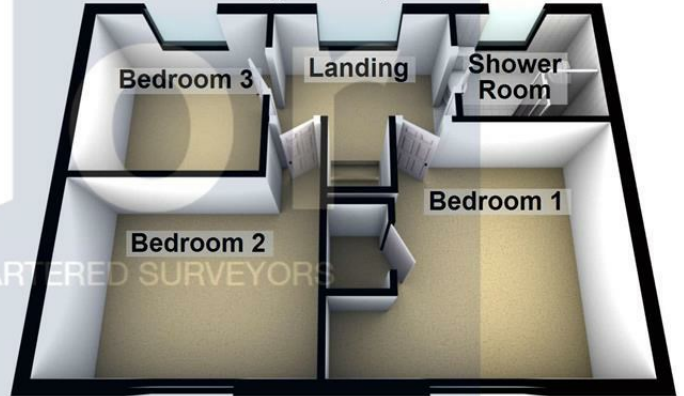
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# Glennydd, 12 Gerddi, Edern, LL53 8YR

**Ground Floor**  
Approx. 565.6 sq. feet



**First Floor**  
Approx. 436.4 sq. feet



Total area: approx. 1002.0 sq. feet

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Plan produced using PlanUp.

**Glennydd, 12 Gerddi, Edern, Pwllheli**

Energy Efficiency Rating		Current	Worst	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Worst
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
		61	77				



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