

# Tudor

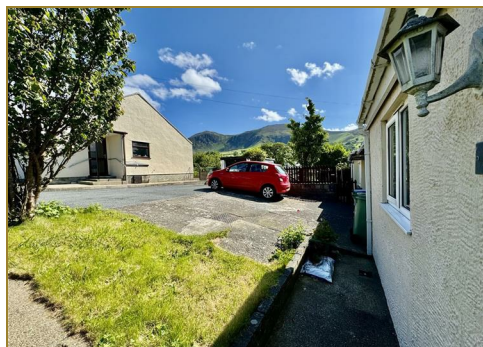
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



## 5 Stad Llwynaethnen, Trefor, LL54 5LE

**£179,995**

- Semi-Detached Residence
- Close to Amenities, School & Beach
- Parking, Garage & Garden
- Popular Residential Area
- Three Bedrooms
- Oil Central Heating



# 5 Stad Llwynnaethen, Trefor, LL54 5LE

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this semi-detached residence, situated in a convenient position in this rural village located on the north coast of the Llyn Peninsula. Surrounded by spectacular views towards Yr Eifl mountains. Trefor is a small village located on the north coast of the Llyn Peninsula which is within an easy commute to Caernarfon and Pwllheli areas with local public transport available from the village.

This property is conveniently located within walking distance of the village amenities, primary school, beach and harbour.

The accommodation briefly comprises of the following:- Hall. Dining room opening to Kitchen. Lounge with patio door to front garden. Three bedrooms and Bathroom on the first floor. Garage/utility. Parking. Gardens to front and rear.

## GROUND FLOOR

### Hall

Cupboard.

### Inner Hall

Radiator. Stairs to first floor. Built in cupboard.

### Open Plan Kitchen/Dining

#### Kitchen Area 9'8 x 7'1 (2.95m x 2.16m)

Kitchen units incorporating hobs and oven. Single drainer sink unit with mixer tap. Extractor hood over hobs. Hatch to lounge. Opening to:

#### Dining Area 9'10 x 6'10 (3.00m x 2.08m)

Radiator. Door to:

#### Garage/Utility 8'7 x 16'6 (2.62m x 5.03m)

Up and over door. Oil fired boiler for central heating and hot water. Outside door to front.

#### Lounge 15'11 x 15'11 (4.85m x 4.85m)

Fireplace with tiled surround. Radiator. Under stairs cupboard. Patio door to front garden with steps leading down to street.

## FIRST FLOOR

### Landing

#### Bedroom 3 7'2 x 6'8 (2.18m x 2.03m)

Radiator.

#### Bedroom 2 8'5 x 10'1 (2.57m x 3.07m)

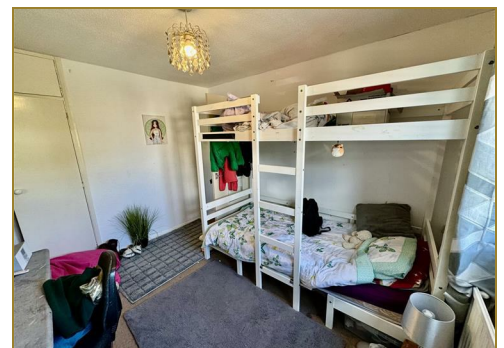
Built in wardrobe. Radiator.

#### Bedroom 1 10'9 x 9'9 (3.28m x 2.97m)

Built in wardrobe. Radiator.

### Bathroom

Panelled bath with electric shower over. Low level w.c. Pedestal washbasin. Tiled walls. Radiator.



# Tudor

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## OUTSIDE

Parking area and small lawn area to the rear. Oil tank. Front garden with steps leading to street.

## 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

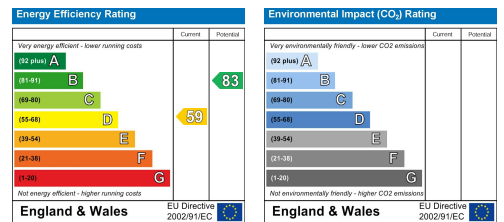
We understand that the property is freehold with vacant possession available on completion.

## GWYNEDD COUNCIL TAX

Band C



From Pwllheli proceed north-east on the A499. Pass through Y Ffor and Llanaelhearn. Take the second turning on the left signposted to Trefor. Enter the village and Stad Llwynaethnen in on the left hand side. Enter the estate, turn right and number 5 is at the end of the cul-de-sac.



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