

# Tudor

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## 20 Bodegroes Terrace, Efailnewydd, LL53 5TH

**£600 Per calendar month**

- Inner Terraced Cottage
- Convenient for Pwllheli
- Two Bedrooms
- Small Rural Village
- Lounge with Multi-Fuel Stove
- Delightful Rear Patio Garden



# 20 Bodegroes Terrace, Efailnewydd, LL53 5TH

This inner terrace cottage is situated in this small rural village which is conveniently located for Pwllheli.

This comfortable accommodation briefly comprises the following: - Lounge, Kitchen, Two Bedrooms. Bathroom. Raised rear slate slab garden and Outbuilding. Wall Mounted Electric Heaters.

Rent - £600.00 || Deposit - £650.00

## GROUND FLOOR

### Hall

### Lounge 11'10" x 13'6" (3.61 x 4.11)

(Maximum measurements to recess). Attractive granite surround fireplace with multi-fuel stove. Granite windowsills. UPVC double glazed window. Open tread stairs to first floor. Four wall lights. Door to:

### Kitchen 11'10" x 6'8" (3.61 x 2.03)

Kitchen unit with granite worktops and under counter sink. Electric oven and hobs with filter hood over. Outside door.

## FIRST FLOOR

### Rear Bedroom 11'11" x 6'10" (3.63 x 2.08)

Electric radiator.

### Bathroom

Shower cubicle. Pedestal washbasin. Low level W.C. Cylinder cupboard.

### Front Bedroom 10'1" x 6'10" (3.07 x 2.08)

UPVC double glazed window. Electric radiator. Fitted wardrobe.

## SERVICES

We understand that mains water, electricity and drainage are connected to the property.

## OUTSIDE

Steps leading to small rear yard. Covered slab/concrete patio area

## OUTBUILDING

Outbuilding with electric and plumbing

From Pwllheli proceed North West on the A497 at Efailnewydd turn Left and 20 Bodegroes Terrace is then on the Left. O.S. Ref: SH 351-359. Sat Nav Ref: LL53 5TH



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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)