

# Tudor

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



## Rock Cottage , Llanbedrog, LL53 7PA

**£149,950**

- Inner Terrace Cottage
- Two Bedrooms
- Rear Yard with store shed, patio & decking
- Seaside Village
- Close to Beach & Amenities
- Inspection Recommended



# Rock Cottage , Llanbedrog, LL53 7PA

\*PRESENTLY USED FOR HOLIDAY LETTING\* Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this inner terrace cottage located in Llanbedrog, a rural village which is within walking distance to the beach and amenities.

Pwllheli, the thriving market and seaside town on the Lley Peninsula, is only a short drive away. The town boasts excellent amenities including leisure centre, golf course and marina.

The comfortable accommodation briefly comprises the following:-

Lounge with log burner. Kitchen. Two bedrooms. Bathroom. Rear patio and deck. Utility. Store shed.

## GROUND FLOOR

### Lounge 11'4 x 13'11 (3.45m x 4.24m)

Stairs to first floor. UPVC double glazed window. Open beams. Log burner stove

### Kitchen 11'2 x 4'11 (3.40m x 1.50m)

Hobs and oven. Single drainer sink unit with mixer tap.

## FIRST FLOOR

### Bedroom 11'2 x 8'10 (3.40m x 2.69m)

Electric radiator.

### Rear bedroom 6'4 x 10'2 (1.93m x 3.10m)

Electric radiator

### Bathroom

Bath with electric shower over. Wash basin. Low level W.C

## OUTSIDE

Rear yard.

### Utility

Steps up to patio. Store shed. Steps to decking.

## SERVICES

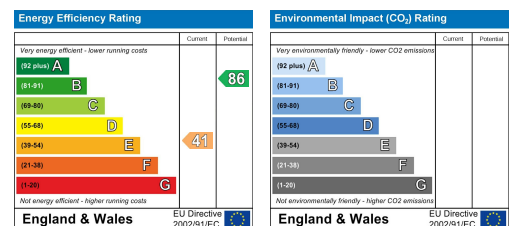
We understand that mains water, electricity and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

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

## GWYNEDD COUNCIL TAX

The property is currently classed as a holiday let so not applicable for council tax as long as letting rules are met.



# Tudor

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