

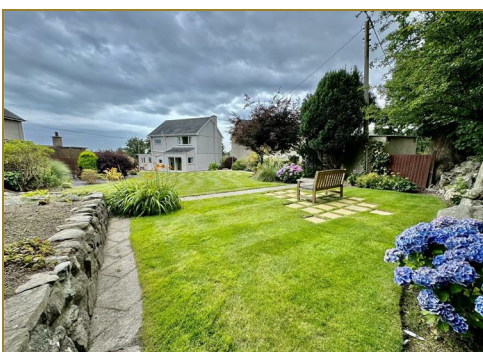
# Tudor

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



## Yr Hendre Cae Llwyd Estate, Llanystumdwy, LL52 0SG **£339,995**

- Detached Residence
- Close to Criccieth
- Delightful Garden with Views
- Sought-After Residential Area
- 2 Receptions & 3 Bedrooms
- Parking & Garage



# Yr Hendre Cae Llwyd Estate, Llanystumdwy, LL52 0SG

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this delightful detached residence situated in this sought-after small residential estate, located in a convenient position in the village. Llanystumdwy is a charming village on the banks of the Afon Dwyfor, on the south side of the glorious Llyn Peninsula and is convenient for Crickieth which offers a range of local shops, primary school, castle, beach, doctors and dental surgery. Yr Hendre is been well presented, with the benefit of gas central heating and briefly comprises of the following: - Hall. Office. Lounge opening to Dining area. Kitchen. Utility. Three bedrooms. Shower room. Front garden with drive with parking. Garage. A well maintained, south facing, delightful rear garden with patio and lawn. Garage. Store with toilet. Internal inspection highly recommended.

## GROUND FLOOR

### Hall

Radiator. Stairs to first floor.

### Office 6'4 x 6'11 (1.93m x 2.11m)

Radiator.

### Lounge 13'11 x 21'2 (4.24m x 6.45m)

Gas living flame fire on slate hearth. Radiator. Opening to:

### Dining Area 10'2 x 6'0 (3.10m x 1.83m)

Radiator. Sliding patio door to rear.

### Kitchen 14'9 x 8'4 (4.50m x 2.54m)

Modern fitted kitchen incorporating sink unit with mixer tap. Ceramic hob with extractor hood over. Double oven. Dishwasher. Plumbing for washing machine. Pantry with space for fridge-freezer. Door to:

### Utility Room 8'1 x 8'7 (2.46m x 2.62m)

Outside door to rear. Worktops with cupboards. Space for dryer.

## FIRST FLOOR

### Landing

Spacious airing cupboard with combi boiler for central heating and hot water.

### Shower Room 8'0 x 5'8 (2.44m x 1.73m)

Towel warmer. Corner shower cubicle. Vanity washbasin. Low level w.c.

### Bedroom 1 (Rear) 13'10 x 9'11 (4.22m x 3.02m)

Radiator. Fitted wardrobes and chest of drawers. Fitted unit with washbasin.

### Bedroom 2 (Front) 13'10 x 10'11 (4.22m x 3.33m)

Radiator. Fitted wardrobes with dressing table.

### Bedroom 3 (Front) 11'10 x 7'1 (3.61m x 2.16m)

Radiator.

### GARAGE 8'9 x 15'5 (2.67m x 4.70m)

With up and over door.



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## STORE

With toilet and washbasin.

## SERVICES

We understand that mains water, electricity, gas 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 the property is freehold with vacant possession available on completion.

## GWYNEDD COUNCIL TAX

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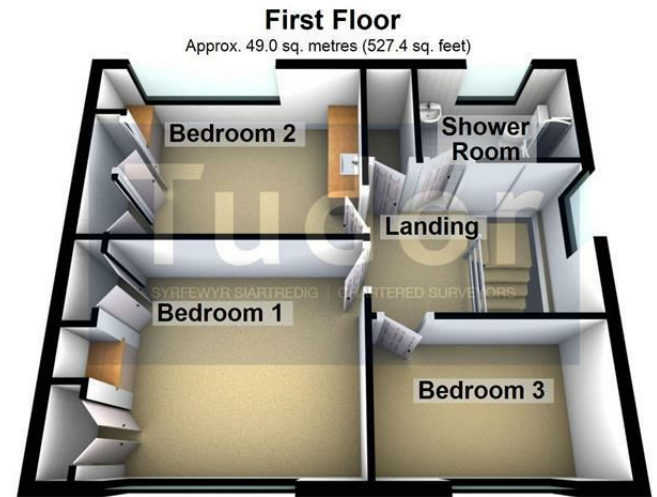
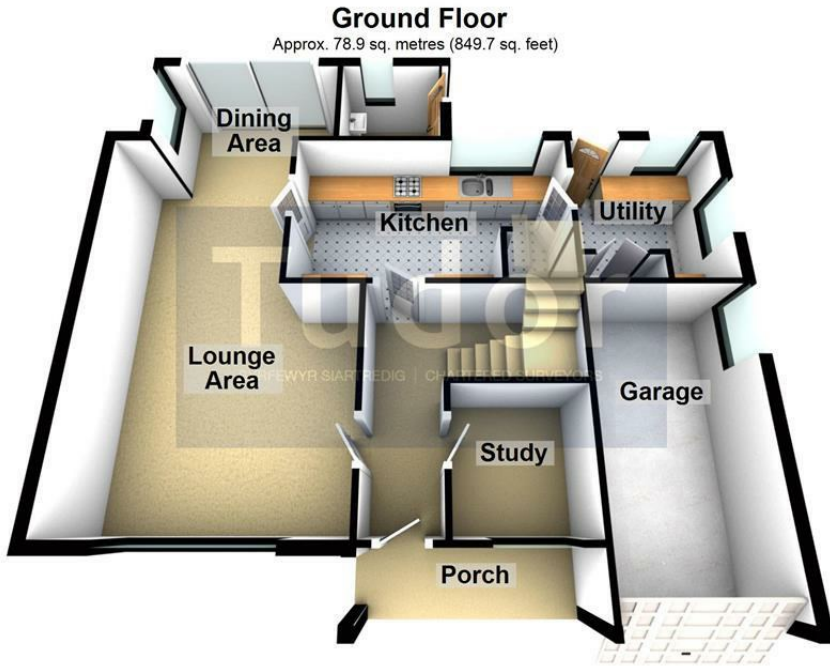
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Total area: approx. 127.9 sq. metres (1377.1 sq. feet)

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Plan produced using PlanUp.

**Yr Hendre, Cae Llwyd, Llanymstumdw, Criccieth**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(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
		69	
		81	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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