

Tudor

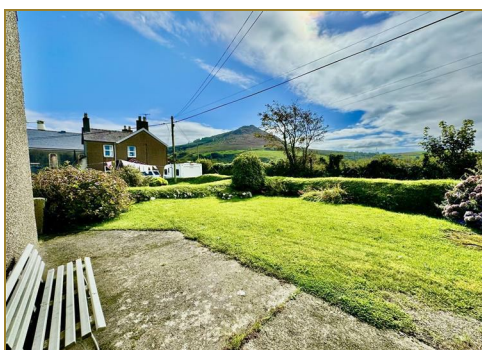
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Lon Fudr, Dinas, LL53 8SR

£289,000

- Cartref Lleoliad Gwledig
- 3 Llofft a 2 Lolfa
- Gerddi gyda Golygfeydd
- Semi-Detached Residence
- 3 Bedrooms & 2 Receptions
- Gardens with Countryside Views



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Mae plaser gan Gwerthwyr Eiddo Tudor ag Syrfewyr Siartredig gynnig y eiddo gwledig yma ar werth wedi'i leoli mewn ardal wledig yng nghanol Mhen Llyn sydd yn mwynhau golygfeydd bendigedig dros y cefn gwlad hyd.

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this semi-detached residence for sale in this delightful rural area enjoying countryside views, located in this small rural village in the heart of the glorious Llyn Peninsula views towards Garnfadryn. The property is less than 5 miles to Nefyn & Morfa Nefyn on the north coast, is about 7.5 miles from Abersoch and 9 miles to Pwllheli the market town for the area.

The accommodation is ripe for refurbishment offering great potential which presently comprises: - Porch. Sitting Room. Galley Kitchen. Parlour. Kitchen. Three bedrooms and Store Room. Shower Room. Garage accessed by right of way (vehicle & foot) over the adjoining property. Front lawn garden with potential for off-road parking, subject to planning.

GROUND FLOOR

Front Porch 7'3 x 5'6 (2.21m x 1.68m)

UPVC double glazed door and windows. Door to:

Hall

Stairs to first floor. Night storage heater.

Sitting Room 13'5 x 12'7 (4.09m x 3.84m)

Night storage heater. Door to:

Galley Kitchen 14'2 x 4'3 (4.32m x 1.30m)

Kitchen units.

Parlour 9'10 x 9'7 (3.00m x 2.92m)

Night storage heater.

Kitchen 10'1 x 7'4 (3.07m x 2.24m)

Kitchen units with single drainer stainless steel sink unit. Plumbing for washing machine.

FIRST FLOOR

Landing

Night storage heater. Long step up to:

Store Room

Rear Bedroom 11'4 x 6'3 (3.45m x 1.91m)

Front Bedroom 11'3 x 10'4 (3.43m x 3.15m)

Shower Room 7'9 x 7'7 (2.36m x 2.31m)

Low level w.c. Vanity washbasin. Shower cubicle. Towel radiator.

Front Bedroom 9'11 x 10'8 (3.02m x 3.25m)

SERVICES

We understand that mains water and electricity are connected to the property. Shared Private Drainage (shared septic tank with Chapel House). 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 D



Tudor

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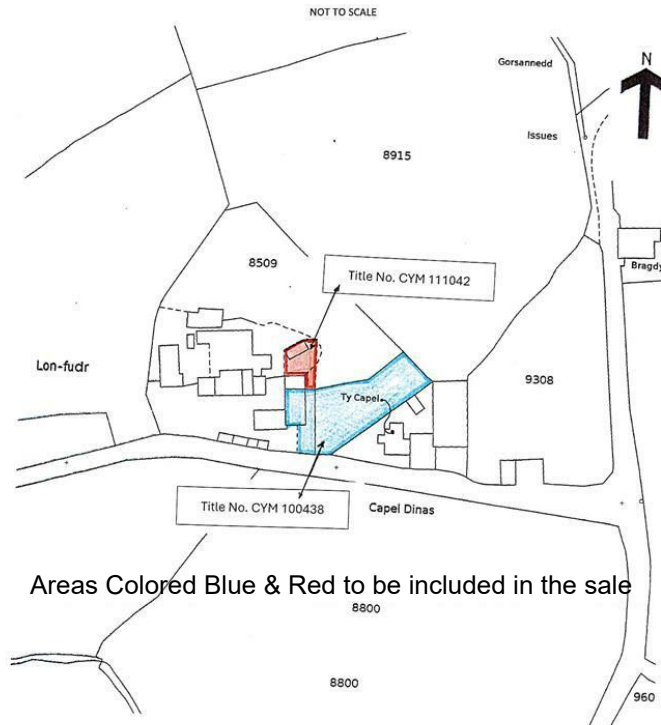
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PLAN FOR IDENTIFICATION PURPOSES ONLY

Lon Fudr, Dinas, Gwynedd, LL53 8SR

All plans will show approximate position of the boundaries only and have been produced to identify the location of the property. The boundaries have not been surveyed and we have not inspected title documentation to verify the accuracy of the information provided. Any plans included should not be relied upon for any purpose other than to establish the location of the property.
BASED ON O.S. PLAN SH26365E



Areas Colored Blue & Red to be included in the sale

TUDOR
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Total area: approx. 98.0 sq. metres (1055.2 sq. feet)

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Plan produced using PlanUp.

Lon Fudur, Dinas, Pwllheli

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

Energy Efficiency Rating: 87 (Current), 32 (Potential)

Environmental Impact (CO₂) Rating: A (Current), C (Potential)



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