

# Tudor

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



**Bodafon, Aberdaron, LL53 8BE**

**£250,000**

- Inner Terrace Cottage
- Popular Seaside Village
- Two Bedrooms
- Sought-After Position, Close to Beach
- Open Plan Living
- Front Patio Garden



# Bodafon, Aberdaron, LL53 8BE

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this delightful inner terrace cottage for sale. This is a very rare opportunity to purchase a seaside cottage only 60 yards from the beach in the centre of Aberdaron, a picturesque and quaint village on the western extremity of the glorious Llyn Peninsula.

The comfortable accommodation has been modernised and improved and briefly comprises of the following accommodation: - Open Plan Lounge/Kitchen/Diner. On the First Floor: Two Bedrooms and Shower Room. Front patio garden. The National Trust Car Park is only a short walk.

Bodafon is presently used for holiday letting & contents can be available at a price to be agreed.  
Inspection Highly Recommended.

## GROUND FLOOR

### Open Plan Lounge/Kitchen/Diner 13'11 x 15'9 (4.24m x 4.80m)

Stairs to first floor. Exposed beams. Modern fitted kitchen units with single drainer stainless steel sink unit. Integrated dishwasher and oven with induction hob. Plumbing for washing machine.

## FIRST FLOOR

### Landing

### Rear Bedroom 8'8 x 5'5 (2.64m x 1.65m)

Electric wall mounted heater.

### Front Bedroom 8'8 x 9'3 plus recess (2.64m x 2.82m plus recess)

Electric wall mounted heater.

### Shower Room 3'11 x 5'11 (1.19m x 1.80m)

Modern suite comprising shower cubicle. Vanity washbasin. Low level w.c. Towel warmer. Velux roof light. Tiled floor and walls.

## OUTSIDE

Front paved patio garden.

## SERVICES

We understand that mains water, drainage and electricity 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.

## COUNCIL TAX

Band B



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

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From Pwllheli proceed west on the A499, at Llanbedrog turn right onto the B4413 then pass through Mynytho, Botwnnog, Sarn Mellteyrn and then onwards to Aberdaron. Proceed down the hill and enter the village, pass over the bridge, passing Gegin Fach on your right, and then proceed along the footpath leaving the detached property (the Old Post Office) on your right, proceed down the pathway and Bodafon is then on the left. Sat Nav Reference: - LL53 8BE.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs			96	Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(32 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		41		(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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