

# Tudor

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



**2 Argoed, Llanbedrog, LL53 7UA**

**£259,995**

- Two Bedroom Residence
- Delightful Views
- Terrace Garden
- Sought-After Position
- Seaside Village, Close to Abersoch
- Off-Road Parking



## 2 Argoed, Llanbedrog, LL53 7UA

Tudor Estate Agents & Chartered Surveyors are delighted to offer this semi-detached residence for sale, situated in an elevated sought-after position enjoying delightful views towards Cardigan Bay with Llanbedrog Headland from the garden. The property is conveniently located for the village amenities and beautiful beach. Argoed, has been subdivided to provide this charming holiday letting property.

Llanbedrog is a popular seaside village located on the south side of the glorious Llyn Peninsula and Abersoch the renowned water sports resort is only about 3 miles and Pwllheli is also about 4 miles.

The comfortable accommodation has the benefit of gas central heating and double glazing throughout and briefly comprises of: Entrance Hall. Kitchen. Lounge. Bathroom. On the first floor: Two Bedrooms.

Gravelled seating area with raised terrace garden with lawn and patio - All enjoying the delightful views. Parking opposite Argoed (apportioned between Flat 1 & 2). Inspection Highly Recommended.

### GROUND FLOOR

#### Entrance Hall 12'7 x 6'11 (3.84m x 2.11m)

Stairs to first floor. Radiator. Door to:

#### Kitchen 12'3 x 6'5 (3.73m x 1.96m)

Kitchen units single drainer stainless steel sink unit. Integral Oven & Hob with filter hood over. Space for dishwasher and fridge-freezer. Radiator. Velux rooflight. Gas combi boiler for central heating and hot water.

#### Lounge 12'8 x 12'0 (3.86m x 3.66m)

Fireplace (not in use). Sliding patio door to garden. Radiator. Door to:

#### Bathroom 12'7 x 5'5 (3.84m x 1.65m)

Panelled bath with shower over. Low level w.c. Vanity washbasin. Towel radiator.



### FIRST FLOOR

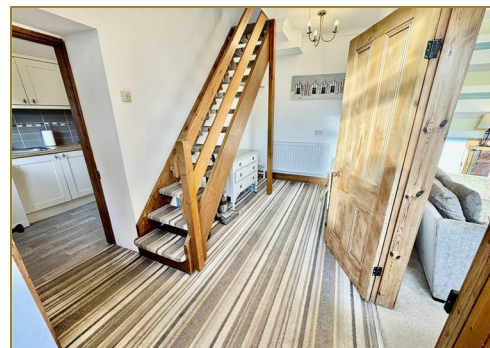
#### Landing

#### Bedroom 1 12'9 x 7'2 (3.89m x 2.18m)

Radiator.

#### Bedroom 2 9'5 x 7'1 (2.87m x 2.16m)

Radiator.



### OUTSIDE

Gravelled garden area with shed. Sloping path up to raised terrace garden with lawn and patio. All enjoying the delightful views. The parking area opposite Argoed is apportioned between Flat 1 & 2. The property is accessed by way of right of way by foot through the adjoining property.

### SERVICES

We understand that mains water, electricity and drainage are connected to the property. Gas LPG cylinders (no mains gas in Llanbedrog). 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. Please note that the room above the ground floor bathroom is in the ownership of Argoed, the main house. This element is a flying freehold.



# Tudor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		48	76
EU Directive 2002/91/EC			



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