

Tudor

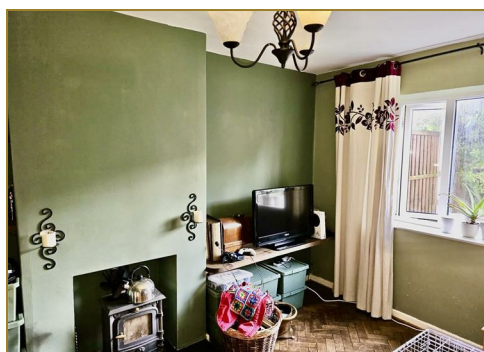
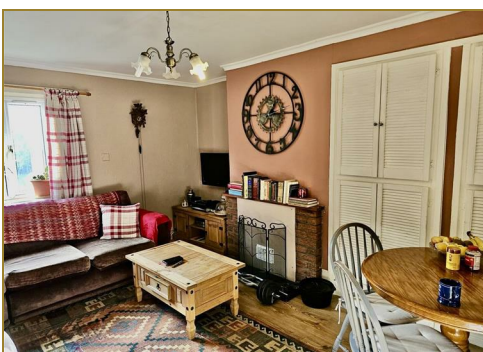
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16 Bron Hendre, Trefor, LL54 5HL

£140,000

- Semi-Detached Residence
- 4 Bedrooms & 2 Receptions
- Oil Central Heating
- Small Rural Village
- Front & Rear Garden
- Can be sold with the tenant in situ



16 Bron Hendre, Trefor, LL54 5HL

Tudor Estate Agents & Chartered Surveyors offer for sale this semi-detached residence, situated in a convenient position in this rural village located on the north coast of the Llyn Peninsula.

Trefor is a small village located on the north coast of the Llyn Peninsula which is within an easy commute to Caernarfon and Pwllheli areas with local public transport available from the village. This property is conveniently located within walking distance of the village amenities, primary school, beach and harbour.

The accommodation briefly comprises of the following:- Hall. Two Reception Rooms. Kitchen. Utility. Store & Toilet. Four Bedrooms. Bathroom & Separate Toilet. Parking. Gardens to front and rear.

GROUND FLOOR

Hall

Built in cupboard. Stairs to first floor. Door to:

Lounge 10'1 x 11'11 (3.07m x 3.63m)

Radiator.

Living Room 12'10 x 15'7 (3.91m x 4.75m)

Fireplace. Built in cupboards. Radiator. Door to:

Kitchen 7'11 x 7'0 (2.41m x 2.13m)

Door to covered rear passage way with access to utility.

Cooking Area 4'7 x 7'0 (1.40m x 2.13m)

Utility 5'11 x 10'4 (1.80m x 3.15m)

Plumbing for washing machine.

Store Room 3'0 x 5'11 (0.91m x 1.80m)

Toilet 5'11 x 3'3 (1.80m x 0.99m)

High level w.c.

FIRST FLOOR

Landing

Bedroom 1 9'4 x 14'11 (2.84m x 4.55m)

Radiator.

Bedroom 2 13'7 x 7'4 (4.14m x 2.24m)

Plus door recess.

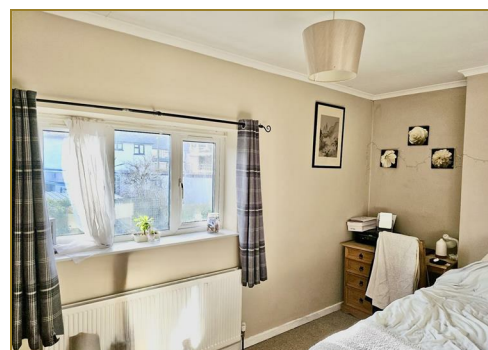
Bedroom 3 9'4 x 7'10 (2.84m x 2.39m)

'L' shaped room.

Bedroom 4 9'10 x 6'10 (3.00m x 2.08m)

Toilet

Low level w.c.



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Bathroom

Panelled bath. Pedestal washbasin.

OUTSIDE

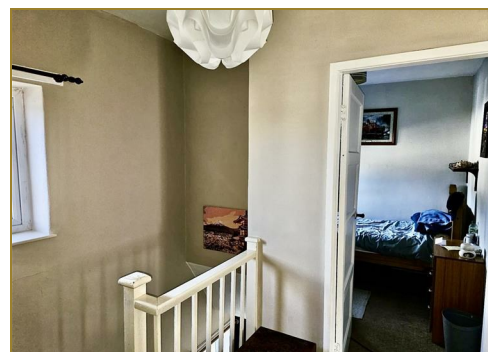
Front garden. Rear garden with oil tank and oil boiler.

SERVICES

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

TENURE

We understand that the property is freehold. Can be sold with the tenant in situ, tenant on a periodic tenancy passing rent of £425pcm. Or can be sold with vacant possession available on completion.



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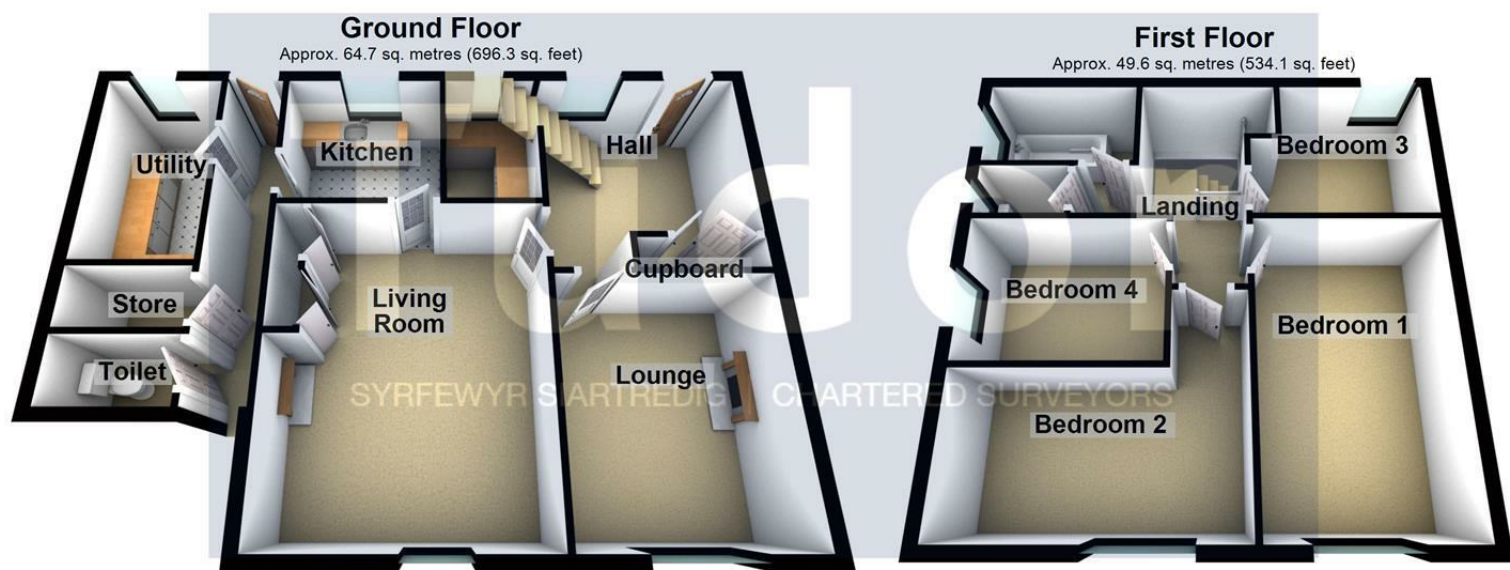
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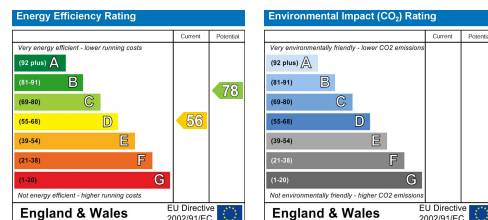
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Total area: approx. 114.3 sq. metres (1230.4 sq. feet)

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16 Bron Hendre, Trefor, Caernarfon



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