

Tudor

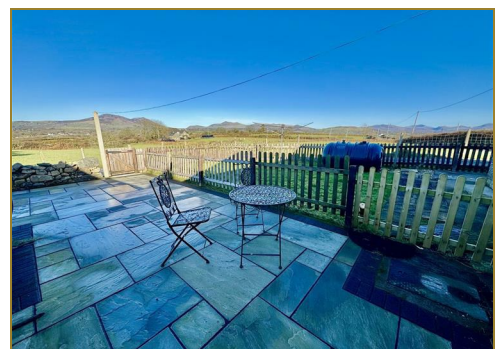
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chartered surveyors | estate agents | property managers



3 Bryn Awelon, Plas Gwyn, Pwllheli, LL53 6TY

£194,500

- Inner Terrace Cottage
- Rural Area
- Attractively Decorated
- Convenient for Pwllheli & Y Ffor
- Two Bedrooms
- Patio Garden with Views



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Tudor Chartered Surveyors & Estate Agents are delighted to offer this inner terrace cottage for sale, situated in a rural area only about 2 miles to Pwllheli and about 0.5 miles from Y Ffor offering village amenities and primary school. The property enjoys views over open countryside with sea views enjoyed from the first floor.

The comfortable accommodation is attractively decorated, has the benefit of double glazing and oil central heating and briefly comprises of: Lounge. Bathroom. Kitchen-Dining with patio doors opening to patio garden. Two bedrooms on the first floor.

Easily maintained paved patio garden at the rear with parking to the front.

Inspection highly recommended.

GROUND FLOOR

Lounge 12'3 x 14'3 (3.73m x 4.34m)

Stairs to first floor. Radiator. Open beams. Feature exposed stone surround fireplace with slate hearth. Under stairs cupboard. Door to:

Inner Hall

Bathroom 9'3 x 5'7 (2.82m x 1.70m)

White suite comprising panelled bath with shower over. Low level w.c. Pedestal washbasin. Radiator. Tiled floor and walls. Skylight. Storage cupboard.

Kitchen-Diner 12'11 x 10'6 (3.94m x 3.20m)

Modern cottage style kitchen incorporating stainless steel sink unit. Integral oven, fridge and freezer. Dishwasher. Washing machine with tumble dryer function. Tiled floor. Patio doors to rear patio garden.



FIRST FLOOR

Landing

Front Bedroom 12'5 x 8'0 (3.78m x 2.44m)

Radiator. Views.

Rear Bedroom 7'9 x 6'3 (2.36m x 1.91m)

Radiator.



OUTSIDE

Rear paved patio garden enjoying delightful countryside views. Oil boiler for central heating and hot water. Oil tank. Parking to the front.

SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. Oil for Central Heating & 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 with vacant possession available on completion.

GWYNEDD COUNCIL

Tax band C.



Tudor



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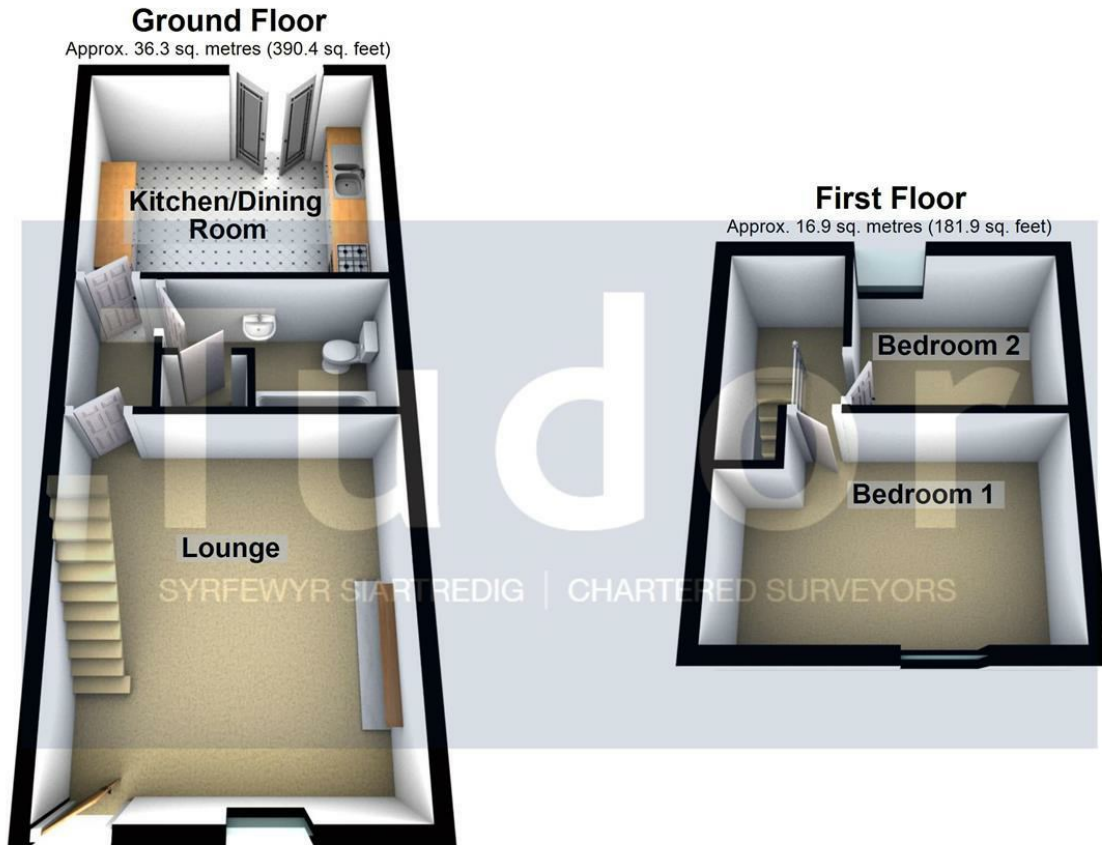
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	87	England & Wales	EU Directive 2002/91/EC	59



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Total area: approx. 53.2 sq. metres (572.3 sq. feet)

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3 Bryn Awelon Terrace, Y Ffor, Pwllheli



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