

Tudor

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



11-12 Bodegroes Terrace, Efailnewydd, LL53 5TH

£225,000

- Detached Cottage
- About 2 Miles to Pwllheli
- Two Bedrooms
- Small Rural Village
- Modernised & Improved
- Large Rear Garden



11-12 Bodegroes Terrace, Efailnewydd, LL53 5TH

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this delightful detached cottage for sale, situated in Efailnewydd, a small rural village, which is only about 2 miles from Pwllheli, the market town for the glorious Llyn Peninsula.

The cottage has been modernised and improved and briefly comprises of the following: Hall. Lounge. Study. Modern Kitchen-Diner. Utility. Two Bedrooms & Bathroom. Rear yard with steps leading up to large garden with deck and patio. Foot access to the street.

Council Tax Band 'B' **Contents Also Available**

GROUND FLOOR

Hall

Herringbone wood effect floor. Door to:

Lounge 18'8 x 14'0 (5.69m x 4.27m)

Open beams. Multi fuel stove. Wall mounted electric heater.

Kitchen-Diner 20'3 x 11'4 (6.17m x 3.45m)

Modern fitted cottage style kitchen incorporating Belfast sink with mixer tap. Space for Range cooker. Plumbing for dishwasher. Space for fridge freezer. Open beams. Wall mounted electric heater. Door to:

Utility 6'2 x 11'5 (1.88m x 3.48m)

Units with single drainer stainless steel sink unit. Cupboard. Plumbing for washing machine. Tiled floor. Door to lounge. Outside door to rear.

Study

Stairs to first floor. Wall mounted electric heater. Storage cupboard.

FIRST FLOOR

Landing

Airing cupboard with pre-lagged cylinder. Two velux sky lights.

Bedroom 1 17'0 x 10'8 (5.18m x 3.25m)

Wall mounted electric heater.

Bedroom 2 10'9 x 6'11 (3.28m x 2.11m)

Wall mounted electric heater.

Bathroom 7'8 x 6'9 (2.34m x 2.06m)

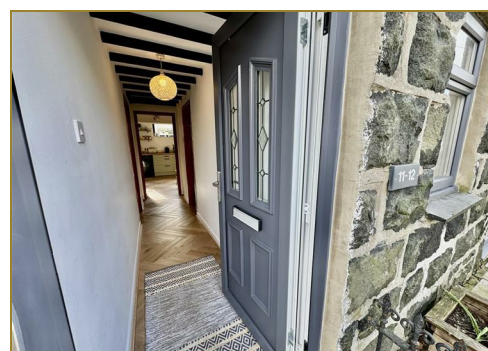
Panelled bath with shower over. Pedestal washbasin. Low level w.c. Tiled walls.

Store Room 6'3 x 7'9 (1.91m x 2.36m)

Into eaves.

OUTSIDE

Rear yard with foot access to the street. Steps up to rear lawn garden with deck and patio areas.



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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

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SERVICES

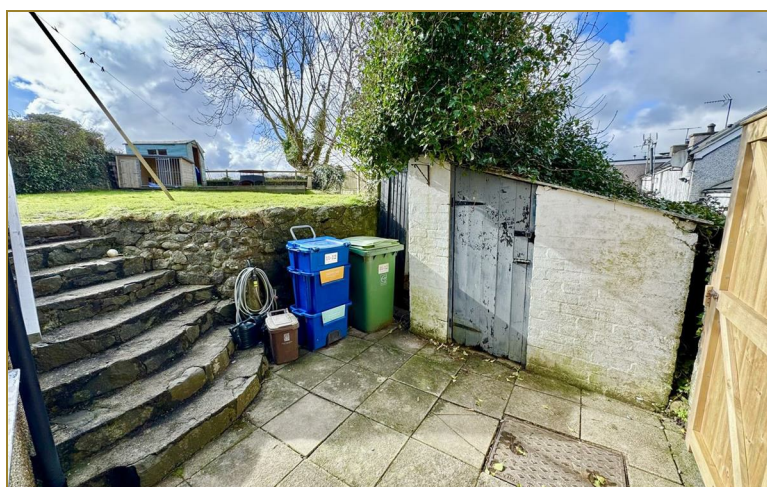
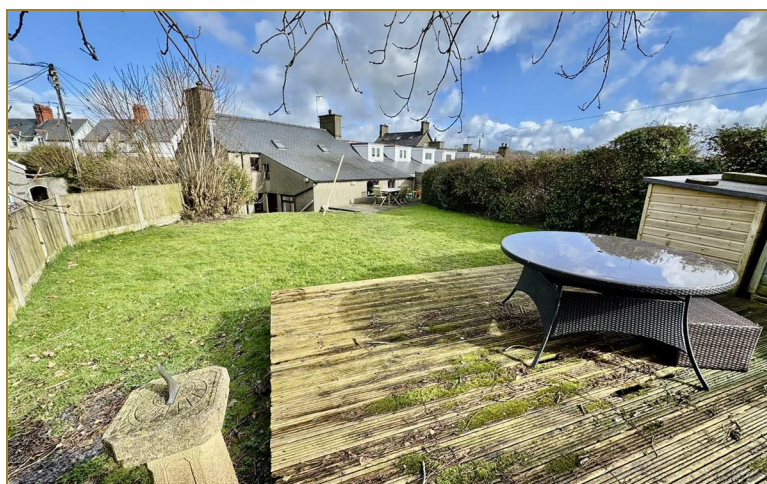
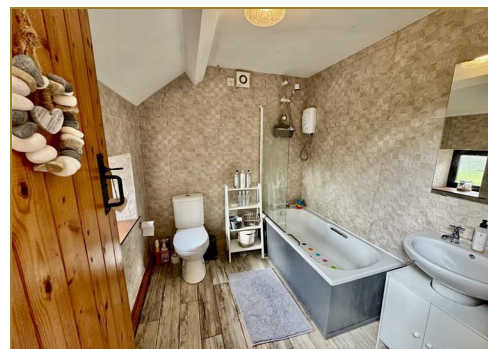
We understand that mains water, drainage and electricity are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is freehold with vacant possession available on completion.

GWYNEDD COUNCIL TAX

Band B



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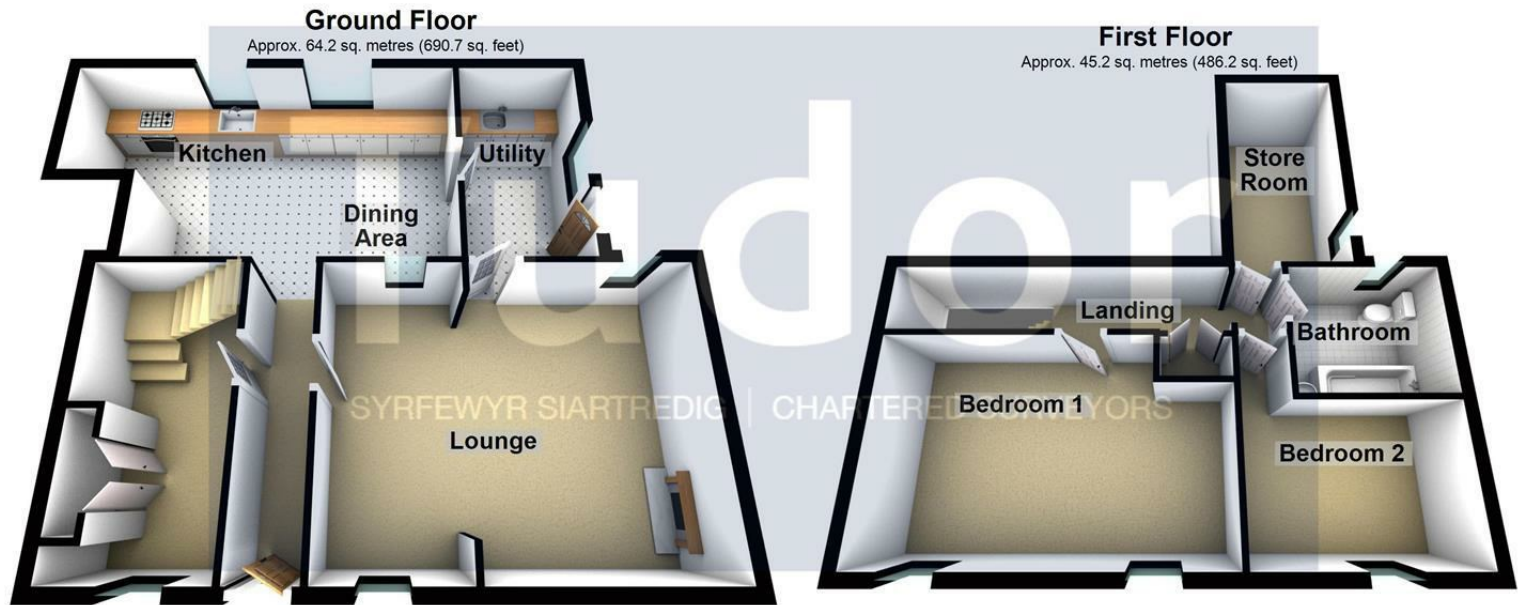
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Total area: approx. 109.3 sq. metres (1176.9 sq. feet)

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Plan produced using PlanUp.

11-12, Bodegroes Terrace, Efailnewydd, Pwllheli

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) 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		84	39
		EU Directive 2002/91/EC	

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



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