

# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
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**Monfa, 2 Cae Hendy, Llanbedrog, LL53 7NY**

**£208,000**

- Semi-Detached Residence
- Close to Amenities, School & Beach
- 2 Receptions & 3 Bedrooms
- Popular Seaside Village
- Excellent Refurbishment Potential
- Gardens & Garage



# Monfa, 2 Cae Hendy, Llanbedrog, LL53 7NY

\*The property is free from Section 157 Housing Act covenants and Section 106 planning obligations.\* Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this former local authority semi-detached residence located in a residential estate, in the centre of Llanbedrog, a popular seaside village on the south side of the glorious Llyn Peninsula. The property is within easy walking distance of local amenities, beautiful sandy beach and the village school. Abersoch, the renowned watersports resort, is only about 3 miles away, and Pwllheli the market town for the area is approximately 4 miles. The accommodation offers excellent potential for refurbishment with the benefit of oil-fired central heating and briefly comprises:

Hall. Lounge. Sitting Room. Kitchen. Rear Porch with Toilet and Utility Room. On the first floor: Three Bedrooms and Bathroom. Front patio garden and enclosed concreted yard. Garage.

Gwynedd Council Tax Band: B. Property's registered last use was as a main residence.

## GROUND FLOOR

### Hall

Stairs to first floor. Red tile floor.



### Lounge 9'11 x 11'1 (3.02m x 3.38m)

Radiator.

### Sitting Room 14'5 x 12'3 (4.39m x 3.73m)

Radiator. Fireplace with slate hearth with space for log stove. Opening to:

### Kitchen 5'5 x 17'5 (1.65m x 5.31m)

Maximum measurements to recess. Hobs with extractor hood over. Single drainer one and a half bowl stainless steel sink unit. Radiator. Door to:



### Rear Porch

Outside door. Recess with plumbing for washing machine. Oil fired Worcester boiler for central heating and hot water.

### Toilet

Low level w.c.

### Utility 9'7 x 5'8 (2.92m x 1.73m)

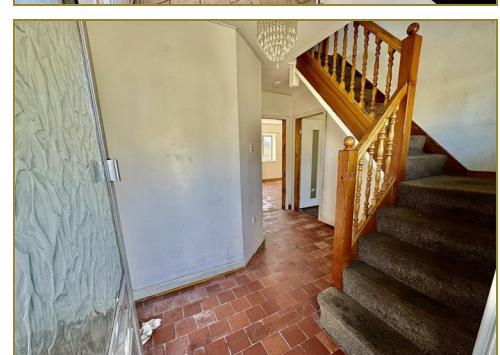
Plumbing for washing machine. Outside door to concreted rear yard with direct access to garage service door.

## FIRST FLOOR

### Landing

### Bedroom 1 (Rear) 10'7 x 15'0 (3.23m x 4.57m)

Maximum measurements to rear of wardrobe. Radiator.

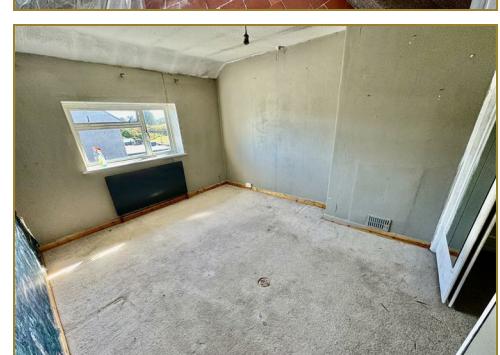


### Bedroom 2 (Rear) 9'8 x 12'3 (2.95m x 3.73m)

Radiator.

### Bedroom 3 (Front) 10'2 x 7'10 (3.10m x 2.39m)

Radiator.



### Bathroom 5'9 x 11'1 (1.75m x 3.38m)

'P' bath with mixer tap and shower over. Part tiled walls. Towel radiator. Low level w.c. Vanity washbasin.

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## OUTSIDE

Front paved garden leading to side. Concreted rear yard with oil tank.

## GARAGE

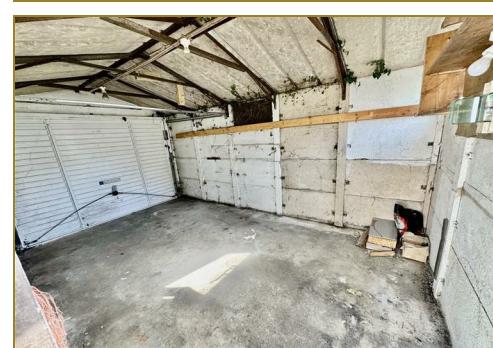
With up and over door. Service door to rear garden. (Pre-Fabricated).

## 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 with vacant possession available on completion.



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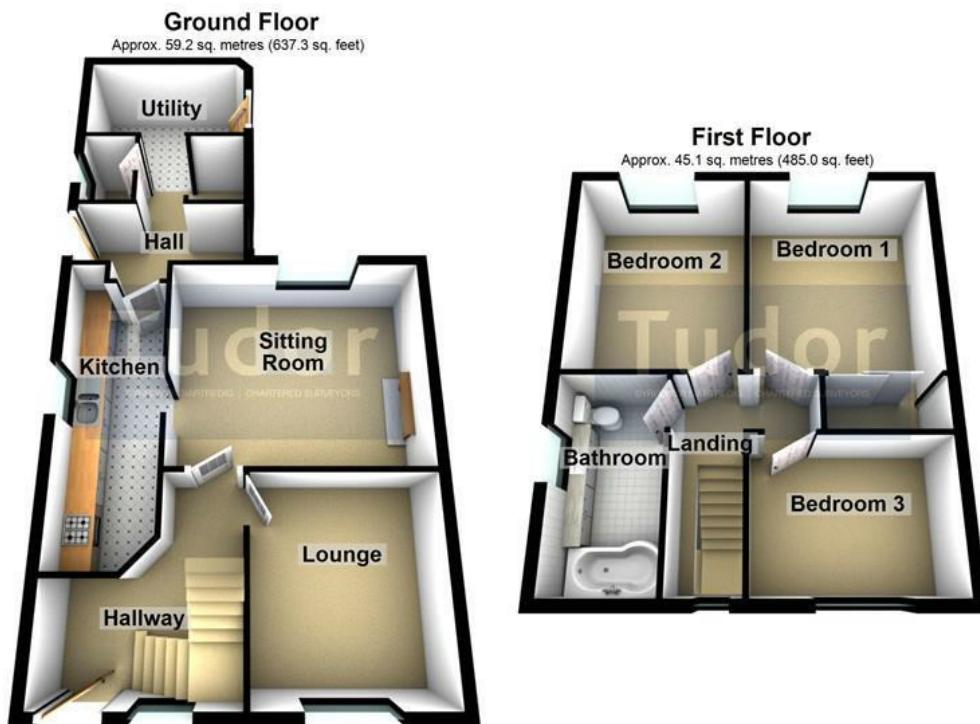
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Total area: approx. 104.3 sq. metres (1122.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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