

# Tudor

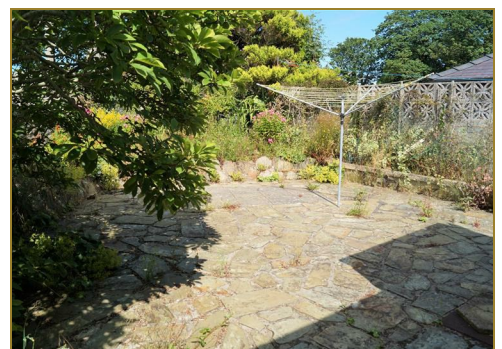
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



## 1 Hen Ysgol Lon Pwll Clai, Edern, LL53 6JB

**£220,000**

- Character Semi-Detached Cottage
- Rural Area
- Rear Garden
- Conversion from Old School House
- 2 Receptions & 3 Bedrooms
- Inspection Recommended





# 1 Hen Ysgol Lon Pwll Clai, Edern, LL53 6JB

This semi-detached cottage is successful conversion from an old school which offers comfortable and surprisingly spacious accommodation with the benefit of double glazing and central heating.

The property is located on the outskirts of Edern, a small rural village which is only a few miles from the championship golf course and popular coastal walks at Morfa Nefyn.

Pwllheli, the market town for the glorious Llyn Peninsula is only about 8 miles and boasts excellent amenities including leisure centre, golf course and award winning marina.

The accommodation briefly comprises: - Hall.. Lounge. Dining room. Kitchen. Three bedrooms. Shower room. Easily maintained paved rear garden.

## GROUND FLOOR

### Recessed Porch

UPVC double glazed door to:

### Hall

Radiator. Drop down ladder to loft (partially boarded).

### Lounge 18'10 x 10'11 (5.74m x 3.33m)

Radiator. Large UPVC double glazed window. High ceilings. Mock fireplace. Door to:



### Dining Room 10'10 x 9'10 (3.30m x 3.00m)

Radiator. Dual aspect with double glazed windows. Door to:

### Kitchen 10'8 x 11'3 (3.25m x 3.43m)

Cottage style kitchen with single drainer sink unit with mixer tap. Plumbing for washing machine and dishwasher (included). Tiled floor. Cylinder cupboard with jacketed cylinder with slatted shelves under. Radiator. Door to:



### Rear Porch 5'8 x 4'3 (1.73m x 1.30m)

UPVC outside door to rear.

### Bedroom 1 14'7 x 9'1 (4.45m x 2.77m)

Radiator. Full width fitted wardrobes.

### Shower Room

Low level w.c. Washbasin. Shower tray with electric shower. Radiator.

### Bedroom 2 15'8 x 9'2 (4.78m x 2.79m)

Radiator. UPVC double glazed window. Pedestal washbasin.

### Bedroom 3 13'6 x 10'9 (4.11m x 3.28m)

Radiator. UPVC double glazed window.



## OUTSIDE

Easily maintained paved rear and front gardens. Oil fired boiler for central heating and hot water. Garden shed. Oil tank. Raised borders.

## SERVICES

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

## TENURE



# Tudor

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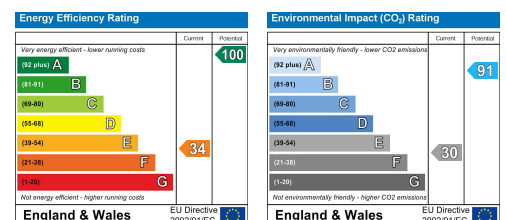
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We understand that the property is freehold with vacant possession available on completion.



From Pwllheli proceed north west on the A497. At the Bryn Cynan roundabout proceed straight on onto the B4412 and enter Morfa Nefyn. At the crossroads in the centre of Morfa Nefyn turn left in the direction of Aberdaron and proceed to Edern. Over the bridge and then take the first left turning. Then take the next left turning (signposted Woodlands Hotel). 1 Hen Ysgol is then the first property on the left. O.S. Ref SH 279-395. Sat Nav Ref: LL53 6JB.



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