



7 Cilfor

Llandecwyn | LL47 6YH

£160,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



7 Cilfor

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No 7 Cilfor presents an exceptional opportunity for a local person to purchase a substantial 3 bedroom home in a popular location with gardens to front and rear, off road parking available and estuary and countryside views.

Tucked away from the main road, on a small crescent of properties the house boasts well-proportioned rooms including a spacious lounge featuring a cosy wood burner and large kitchen/diner. There are 2 double bedrooms and one single, a first floor shower room and WC, plus additional ground floor WC and an outbuilding/workshop.

The property is fully double glazed and appears to have been well maintained.

The gardens to both the front and rear offer a lovely outdoor space to enjoy the stunning estuary and countryside views that this location is renowned for. Off-road parking is also available, adding to the convenience of this charming home.

With no onward chain, this property is ready for you to move in and make it your own.

It is subject to a Section 157 local occupancy restriction, making it an ideal opportunity for a local person to create a fantastic home in this sought-after area. Whether you are a first-time buyer or looking to downsize, this end terrace house is a perfect choice for those who appreciate the beauty of a quiet location but still being close to local amenities and transport links. Don't miss out on the chance to own this lovely property in a picturesque setting.

Being sold with the benefit of NO ONWARD CHAIN.

Please note: we understand that potential purchasers must have lived or worked within Gwynedd for the last 3 years. The property cannot be used as a second home or holiday let but can be rented to a permanent tenant who meets the occupancy criteria.

NOTE: Viewers are advised to satisfy themselves that they are eligible to purchase before booking an appointment to view.

- 3 bedroom end terrace house in popular location
- Gardens to front and rear, outbuilding with off road parking available
- Beautiful estuary and countryside views
- Spacious well proportioned rooms
- Log burner to lounge
- Spacious kitchen/diner
- Double glazed throughout
- NO ONWARD CHAIN
- Subject to Section 157 Local Occupancy Restriction
- Easy access to transport links



Entrance Hall

With window to the side, door off to living room and kitchen/diner and stairs rising to the first floor.

Living Room

13'11" x 11'10" (4.25 x 3.62)

Light and bright with wood burning stove on slate hearth, picture rail and garden views.

Kitchen/Diner

18'4" x 10'3" (5.60 x 3.13)

A well equipped kitchen with separate dining area, window and door to rear.

The kitchen has a range of wall and base units with counter over, space for cooker with extractor over, space for fridge freezer and tiled floor. There is also a large pantry cupboard with shelves. The dining area has laminate herringbone patterned floor, plenty of space for a large table and chairs and a garden view.

A door leads to the outbuilding and the WC.

Ground Floor WC

Tiled floor and low level WC.

First Floor Landing

There is a large airing cupboard, doors off to the three bedrooms, WC and shower room.

Principal Bedroom

11'8" x 9'4" (3.58 x 2.87)

A king sized room with two built in wardrobes, attractive painted fireplace and lovely estuary and countryside views to the front.

Bedroom 2

11'6" x 9'5" (3.53 x 2.88)

A large double with window to the rear, attractive painted fireplace with built in cupboard to one side and space for wardrobe on the other.

Bedroom 3

8'2" x 7'10" (2.49 x 2.4)

A single bedroom with estuary views to the front and built in wardrobe.

Shower Room

5'9" x 4'4" (1.76 x 1.33)

Having tiled floor, part tiled walls, white suite comprising of large hand basin and shower cubicle with sit in shower. There is a heated towel rail and obscure window to the side.

WC

4'3" x 2'7" (1.3 x 0.8)

With low level WC and tiled floor.

Outbuilding

11'1" x 5'8" (3.40 x 1.74)

A covered passageway with perspex roof and tiled floor leads to the outbuilding with two windows, space and plumbing for a washing machine and a tumble drier and space for a large freezer.

Exterior

The gardens are a real delight, the front garden has a sunny aspect is full of mature trees, shrubs, flowers and bushes. The rear garden has patio and gravelled areas, 2 greenhouses and raised beds and steps to a colourful rockery.

Parking

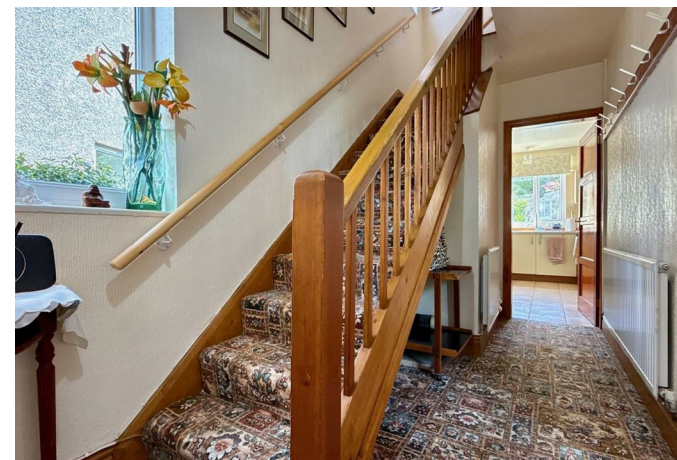
There is on road parking to the front and off road parking areas to the rear.

Additional Information

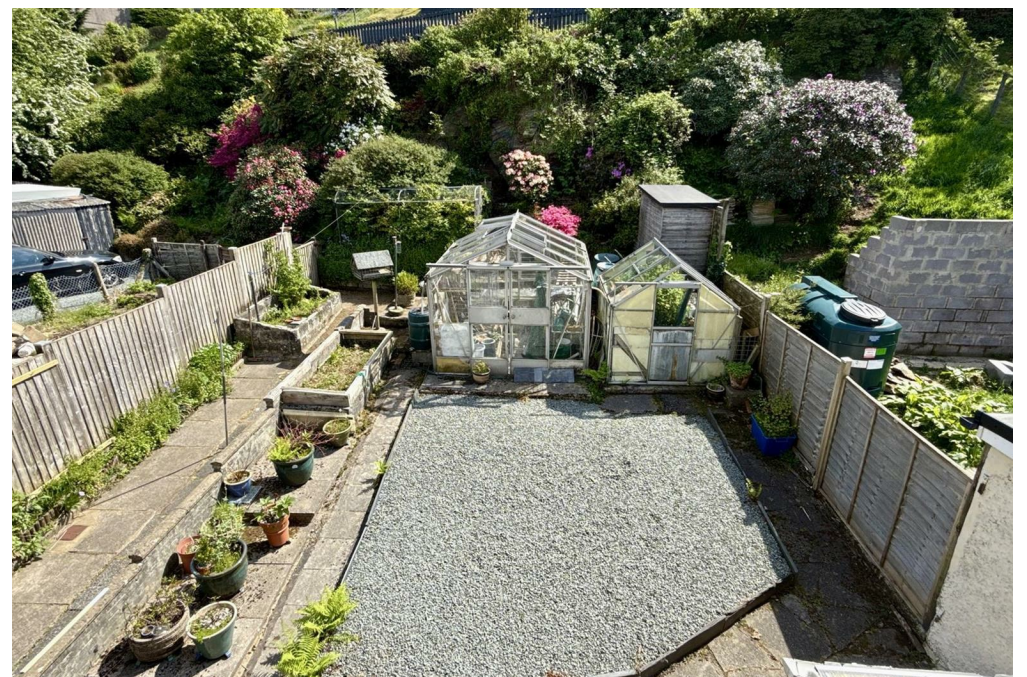
The property is connected to mains electricity, water and drainage.

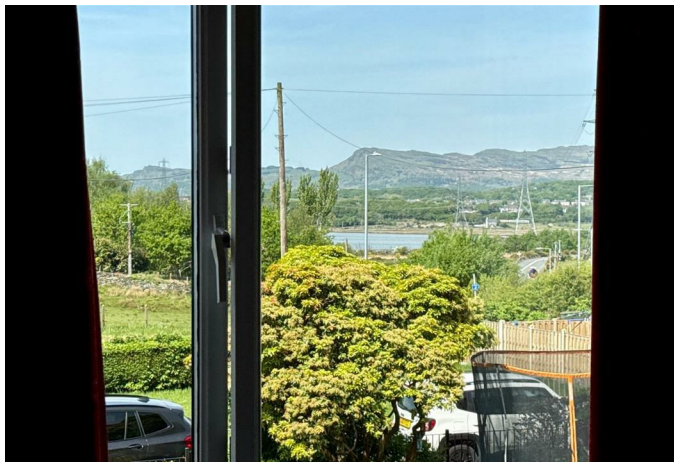
Section 157 Local Occupancy Restriction

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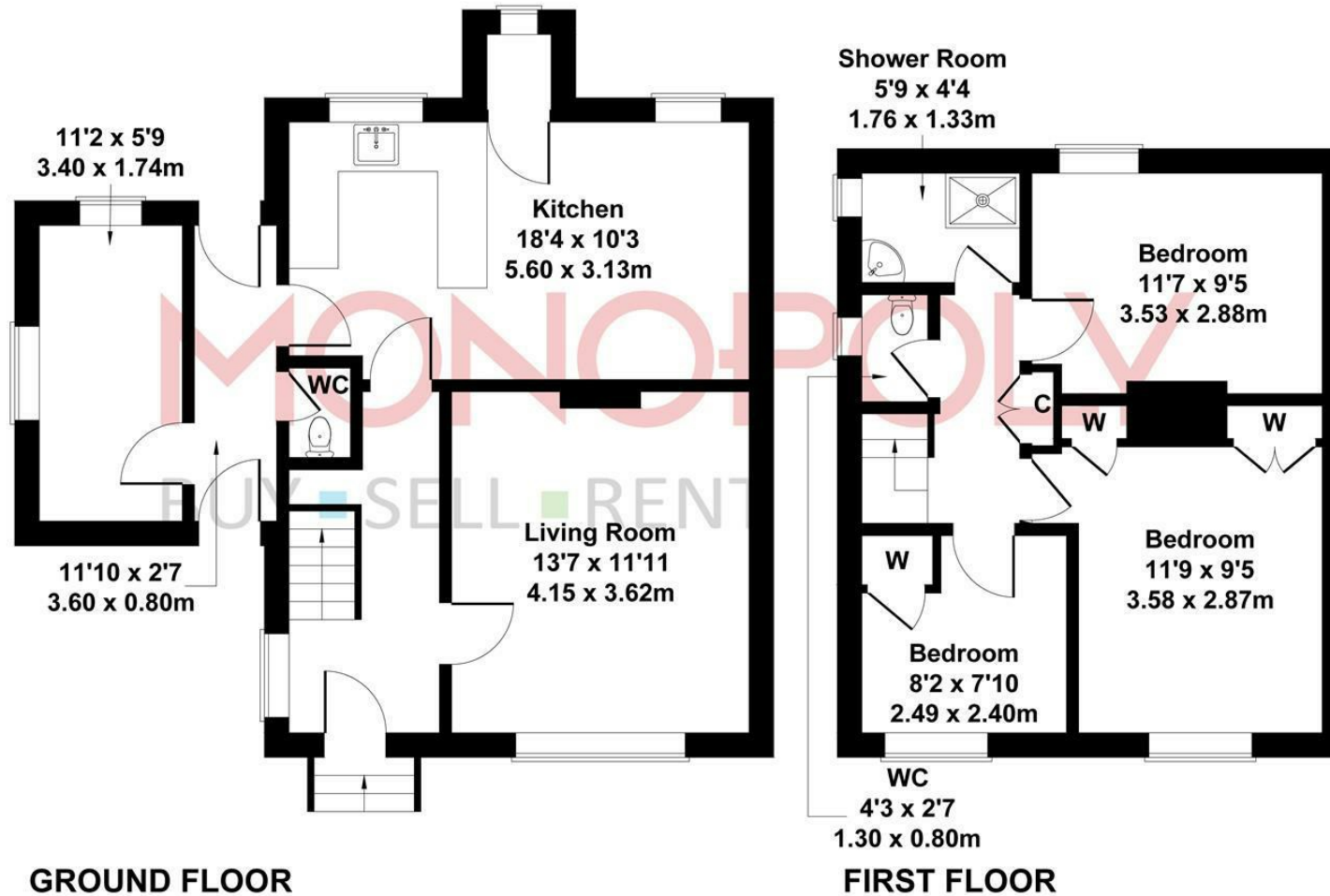






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Approximate Gross Internal Area
990 sq ft - 92 sq m



Not to Scale For Illustrative Purposes Only.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Future		Current	Future
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(81-91) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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