

Tudor

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21 Pen Y Bryn Terrace, Efailnewydd, LL53 5TL

£139,000

- End of Terrace Cottage
- Ripe for Refurbishment
- Two Bedrooms
- Small Rural Village
- 2 Miles to Pwllheli
- Large Rear Garden



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Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this end-of-terrace cottage, situated in a convenient village centre location and only about 2 miles from Pwllheli.

Pwllheli is a thriving market town and popular seaside resort on the south side of the glorious Llyn Peninsula, boasting excellent amenities including a leisure centre, golf course and marina.

The accommodation offers great potential and is ripe for refurbishment. It briefly comprises: Hall, Lounge, Kitchen, Two Bedrooms and Bathroom. To the rear is a garden, accessed via a right-of-way footpath.

GROUND FLOOR

Hall

Stairs to first floor. UPVC double glazed front door.

Lounge 9'6 x 15'0 (2.90m x 4.57m)

Fireplace. Night storage heater. UPVC double glazed window, Door to:

Kitchen 15'0 x 9'0 (4.57m x 2.74m)

Single drainer stainless steel sink unit. Plumbing for washing machine. Single glazed timber window and door. Pantry cupboard.



FIRST FLOOR

Landing

Cupboard over the stairs. Airing cupboard with cylinder.

Rear Bedroom 13'5 x 9'0 (4.09m x 2.74m)

Night storage heater. 'L' shaped room. Maximum measurements.

Bathroom 7'0 x 5'3 (2.13m x 1.60m)

Panelled bath with electric shower over. Low level .W.C. Pedestal washbasin.

Front Bedroom 12'4 x 9'6 (3.76m x 2.90m)

Two UPVC double glazed windows.



OUTSIDE

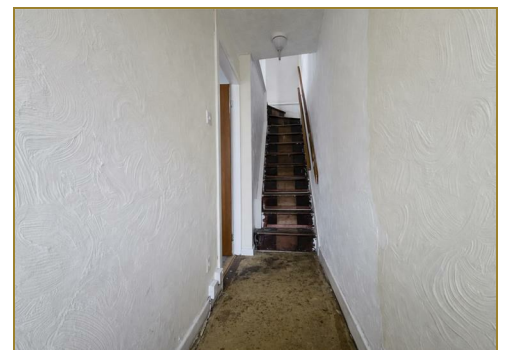
Garden at the rear, approached by a footpath (by right of way). Plan available on request.

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

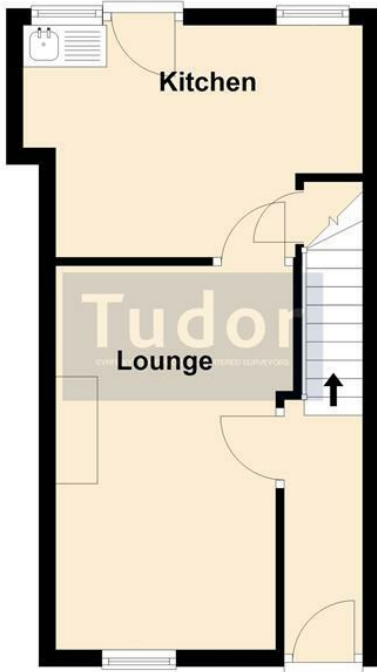
We understand that the property is freehold with vacant possession available on completion.



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Ground Floor

Approx. 28.1 sq. metres (302.0 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.3 sq. feet)



Total area: approx. 56.1 sq. metres (604.3 sq. feet)

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From Pwllheli proceed North West on the A497. At Efailnewydd turn right (onto B4415). 21 Pen Y Bryn is then immediately on the right. O.S Ref: SH 350 - 359. Sat Nav Ref: LL53 5TL. (Please note that your sat nav reference is based on the postcode which, in a rural area, can cover a large geographic area. Please follow the directional note for the latter part of your journey).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Percent	Current	Percent
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(91-97) 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		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	88	EU Directive 2002/91/EC	41
England & Wales		England & Wales	



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