

# Tudor

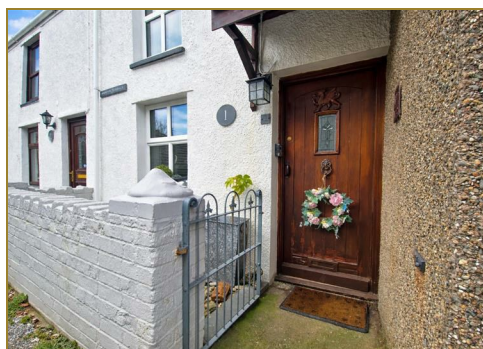
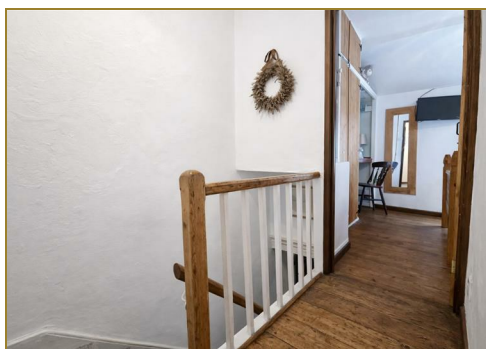
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chartered surveyors | estate agents | property managers



## 1 Bodafon Terrace, Llanaelhaearn, LL54 5AE

**£99,500**

- Rear Garden
- North Coast of the Llyn Peninsula
- Contemporary & Cottage Features
- Rural Village
- Inner Terrace Cottage
- Attractively Decorated





# 1 Bodafon Terrace, Llanaelhaearn, LL54 5AE

Tudor Estate Agents are happy to present this charming one-bedroom terraced house, tucked away just outside the rural village of Llanaelhaearn.

The property offers a cosy and inviting living space, complete with multi-fuel stove, creating a warm and welcoming atmosphere. Benefiting from double glazing throughout and presented in good decorative order, the home is ready for immediate enjoyment and briefly comprises of the following: Hallway. Open Plan Lounge. Kitchen. Bathroom. Bedroom. Small decking area and garden to the rear.

This delightful property would make an ideal holiday home or quaint retreat for those seeking a peaceful escape, or an excellent investment opportunity with strong potential for use as a holiday let.

A rare opportunity to acquire a characterful home in a sought-after location.

## GROUND FLOOR

### Hall

Stairs to first floor.

### Lounge 8'11 x 15'11 (2.72m x 4.85m)

Log burner stove. Exposed stone wall. Opening to:

### Kitchen 7'6 x 6'6 (2.29m x 1.98m)

Cottage style kitchen with oak kitchen units. Sink. Space for cooker and fridge-freezer. Outside door.



## FIRST FLOOR

### Landing

Timber floor.

### Bathroom 6'6 x 6'7 (1.98m x 2.01m)

Maximum measurements to recess. Corner entry shower. Washbasin. Low level w.c with cupboards, Cylinder cupboard.

### Bedroom 11'11 x 9'2 (3.63m x 2.79m)

Maximum measurements to recess dressing table with built in wardrobes. Timber floor. Wall mounted panel heater (electric).



## OUTSIDE

Rear garden with garden shed. Deck area.

## 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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Total area: approx. 40.1 sq. metres (431.9 sq. feet)

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Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) A                                 |         | 95        | (81 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (61-81) B                                                       |         |           |
| (69-80) C                                   |         |           | (55-60) C                                                       |         |           |
| (55-68) D                                   |         |           | (49-54) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-48) E                                                       |         |           |
| (21-38) F                                   |         | 39        | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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