

# Tudor

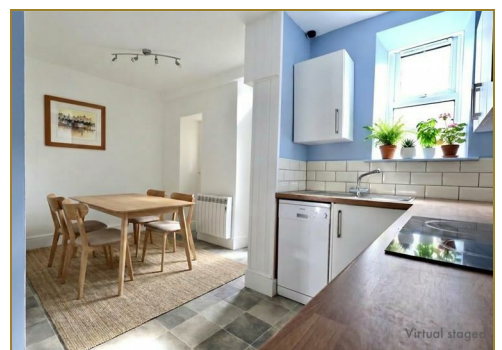
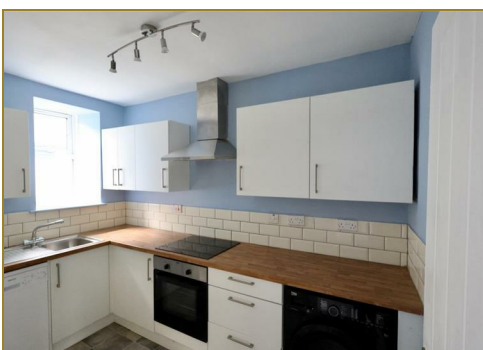
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



**29 Eifl Road, Trefor, LL54 5LW**

**Price £129,500**

- Inner Terrace Cottage
- Convenient for Pwllheli & Caernarfon
- Short walk to beach & coastal path
- Small Rural Village
- Three Bedrooms
- Covered Courtyard at Rear



# 29 Eifl Road, Trefor, LL54 5LW

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this inner-terrace cottage, located in the heart of Trefor, village on the north coast of the glorious Llyn Peninsula. The location is convenient for commuting to Pwllheli and Caernarfon. The cottage is also a ten-minute walk to the beach and the North Wales coastal path.

The comfortable accommodation has been recently redecorated and briefly comprises: Entrance Hall, Lounge, and Kitchen-Diner washing machine and dishwasher. On the first floor there is a Bathroom and Three Bedrooms.

To the rear, there is a small, covered courtyard, with an access gate, which has the potential to be extended into a downstairs bathroom/utility room, subject to planning permission. Grants may be available for this.

## GROUND FLOOR

### Hall

Electric wall mounted heater. Opening to:

### Lounge 10'0 x 9'11 (3.05m x 3.02m)

Stairs to first floor. Door to:

### Kitchen-Diner 15'3 x 10'3 (4.65m x 3.12m)

Modern fitted kitchen incorporating single drainer stainless steel sink unit. Integrated oven with ceramic hobs and extractor hood over. Washing machine and dishwasher to be included in the sale. Electric wall mounted heater. Outside door to rear courtyard.



## FIRST FLOOR

### Landing

### Front Bedroom 8'5 x 6'0 (2.57m x 1.83m)

Electric wall mounted heater.

### Front Bedroom 7'11 x 11'9 (2.41m x 3.58m)

Electric wall mounted heater.

### Rear Bedroom 10'11 x 9'2 (3.33m x 2.79m)

Electric wall mounted heater.

### Bathroom 5'6 x 9'0 (1.68m x 2.74m)

Panelled bath with shower over. Pedestal washbasin. Low level w.c. Towel heater.



## OUTSIDE

Covered seating area with access gate at the rear.

## SERVICES

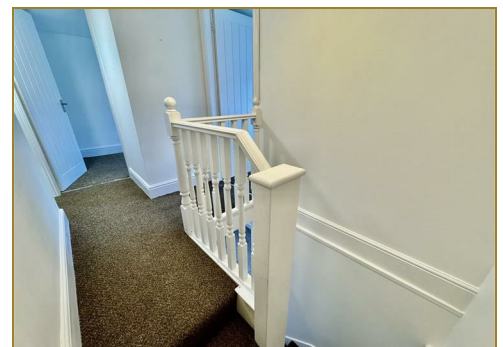
We understand that mains water, electricity and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

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

## COUNCIL TAX

Band C



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

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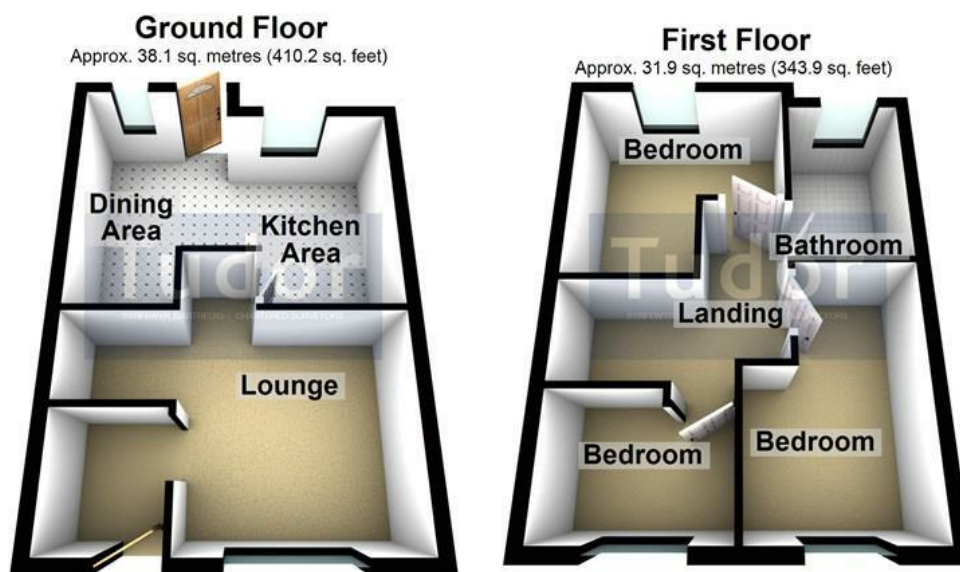
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Total area: approx. 70.1 sq. metres (754.0 sq. feet)

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Plan produced using PlanUp.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |
|                                             |  | 80                      | 48        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (10 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



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