

Tudor

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chartered surveyors | estate agents | property managers



Tyddyn Weirglodd, 20 Stad Llwynaethnen, Trefor, LL54 5LE

£199,995

- Detached Bungalow
- Popular Residential Area
- Parking, Garden & Workshop
- Close to Amenities, School & Beach
- Two Bedrooms
- Oil Central Heating



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No Chain. Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this detached bungalow, situated in this sought-after residential estate surrounded by spectacular views towards Yr Eifl mountains.

Trefor is a small rural village located on the north coast of the Llyn Peninsula which is within an easy commute to Caernarfon and Pwllheli areas with local public transport available from the village. This property is conveniently located within walking distance of the village amenities, primary school, beach and harbour.

The accommodation benefits from double glazing and oil central heating and briefly comprises of the following:- Hall.

Lounge opening to Front Conservatory. Kitchen. Shower Room. Two Bedrooms. Conservatory to the rear. Former Garage/Workshop. Parking. Front Parking Area and Easily Maintained Rear Garden with delightful countryside views.

Hall

Radiator. Door to:

Lounge 16'0 x 11'10 (4.88m x 3.61m)

Radiator. Fire Surround (not in use). Door to:

Conservatory 9'3 x 10'7 (2.82m x 3.23m)

Kitchen 8'8 x 11'4 (2.64m x 3.45m)

Radiator. Single drainer stainless steel sink unit. Oven & Hobs. Plumbing for washing machine. Outside door. Door to:

Inner Hall

Airing cupboard with cylinder.

Shower Room 5'6 x 6'0 (1.68m x 1.83m)

Corner shower cubicle. Low level w.c. Pedestal washbasin. Tiled walls.

Bedroom 1 13'7 x 11'4 (4.14m x 3.45m)

Full length fitted wardrobes. Radiator.

Bedroom 2 10'9 x 8'1 (3.28m x 2.46m)

Built in wardrobe. Door to:

Conservatory 16'3 x 6'3 (4.95m x 1.91m)

Tiled floor. Views. Outside door to rear garden.

OUTSIDE

Parking area to the front. Rear landscaped garden with views. Garden Shed. Oil Tank. Side access.

Former Garage/Workshop 8'6 x 16'7 (2.59m x 5.05m)

Oil boiler.

SERVICES

We understand that mains water, electricity and drainage are connected to the property. Oil Central Heating. 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) 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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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Total area: approx. 90.5 sq. metres (974.4 sq. feet)

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