

# 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



# 21 Pen Y Bryn Terrace, Efailnewydd, LL53 5TL

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.



