Tudor

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chartered surveyors | estate agents | property managers



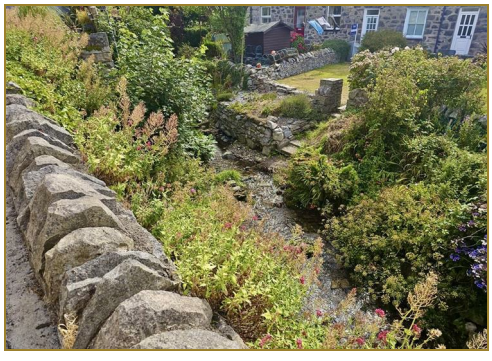
11 New Street, Trefor, LL54 5HE

Offers in excess of £95,000

- Former Quarry Man's Cottage
- Two Bedrooms
- Coastal Rural Village
- Inner Terrace
- Small Rear Yard
- Overlooking Attractive Stream







11 New Street, Trefor, LL54 5HE

Tudor Estate Agents and Chartered Surveyors have been favoured with instructions to offer this inner terrace cottage is situated in the centre of Trefor, a small former quarrying village on the north coast of the glorious Llyn Peninsula. The village enjoys a dramatic coastal backdrop, with access to scenic walks, the beach, and the historic Trefor Pier.

Trefor is only about 8.5 miles from Pwllheli, the market town for the area, and boasts excellent amenities including leisure centre, golf course and marina.

The accommodation briefly comprises the following:- Hall, Lounge, Kitchen, Two bedrooms, Bathroom. Small rear yard. The property offers scope for personalisation and would make an ideal first home, investment purchase, or coastal retreat. Viewing recommended.









GROUND FLOOR

Hall
Radiator. Stairs to first floor.

Lounge 8'11 x 16'3 (2.72m x 4.95m)
Radiator. Log burner stove with back boiler for central heating and hot water. Door to: -

Kitchen 10'0 x 7'11 (3.05m x 2.41m)
Under stairs cupboard. Tiled floor. Single drainer stainless steel sink unit with mixer tap. Airing cupboard with immersion heater fitted with pre-lagged cylinder. Outside door.

FIRST FLOOR

Landing

Rear bedroom 12'1 x 7'11 (3.68m x 2.41m)
Radiator.

Front bedroom 11'10 x 8'8 (3.61m x 2.64m)
Radiator. UPVC double glazed window.

Bathroom 5'11 x 7'4 (1.80m x 2.24m)
Panelled bath with electric shower over. Pedestal washbasin. Low level WC.

OUTSIDE
Small rear yard and covered store area.

SERVICES
We understand that mains water, electricity and drainage. No mains gas in Trefor. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

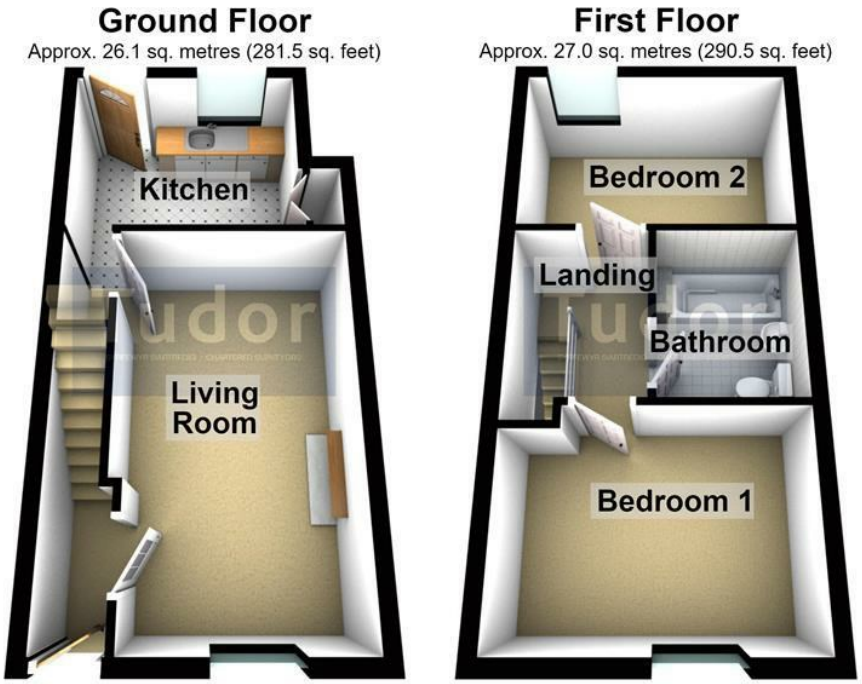
TENURE
We understand that the property is freehold with vacant possession available on completion.

COUNCIL TAX
We understand that the property is BAND A

Tudor

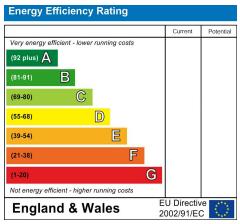
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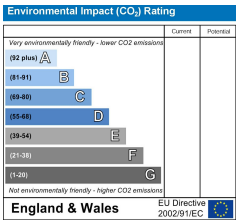
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Total area: approx. 53.1 sq. metres (572.0 sq. feet)

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