

# Tudor

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



## Orme Villa, Trefor, LL54 5LB Offers in the region of £264,000

- Detached Residence
- Popular Residential Area
- Walking Distance of the Village Amenities & Beach
- Two Bedrooms & Loft Room
- Inspection Recommended
- ECO4 Air Source Heat Pump & Battery Pack Installed



# Orme Villa, Trefor, LL54 5LB

## OPEN DAYS

The vendors will be hosting four open days at Orme Villa on the following dates:-

Saturday 27th June 10am until 3pm and Sunday 28th June 10am until 3pm

Saturday 25th July 10am until 3pm and Sunday 26th July 10am until 3pm

Should any interested parties wish to attend any of the open days we should be obliged if you could please call or email our office to register your interest.

The vendor will be on hand to answer any question regarding the property to include supplementary information and notes around the ECO4 system.

Tudors are pleased to present this well-maintained detached bungalow located in the charming seaside village of Trefor, enjoying attractive mountain views and within walking distance of the beach and local village amenities.

The accommodation is in good decorative order throughout and includes a welcoming lounge featuring a fireplace, as well as a separate sitting room with a multifuel stove, creating warm and characterful living spaces. There are two bedrooms on the ground floor, along with a useful loft room accessed via a steep staircase, offering additional versatile space. The accommodation briefly comprises of the following:- Entrance Porch. Hallway. Lounge. Two Bedrooms. Shower Room. Sitting Room. Kitchen. Rear Porch. Loft Room.

The property has recently benefited from significant energy efficiency improvements through the ECO4 scheme, including the installation of an air source heat pump, battery pack, and upgraded wall insulation.

**GROUND FLOOR** offers a lovely opportunity for those seeking a home in a peaceful village setting. Viewing highly recommended.

### Porch

Fixed Heater.

### Hall

Radiator.

### Lounge 11'5 x 10'8 (3.48m x 3.25m)

Radiator. Fireplace with log burner. Bay Window. Laminate Floor.

### Dining Room/Sitting Room 10'3 x 10'11 (3.12m x 3.33m)

Maximum measurements into recess. Fireplace with multifuel stove. Stairs to first floor (fixed ladder style stair). Quarry tile floor. Radiator. Door to:-

### Kitchen 13'4 x 6'11 (4.06m x 2.11m)

Fitted units with integral electric hobs and oven. Single drainer stainless steel sink unit with mixer tap. Radiator. Tiled floor. Door to:-

### Rear Porch 5'9 x 4'8 (1.75m x 1.42m)

Radiator.

### Bedroom 1 (Front) 11'5 x 10'8 (3.48m x 3.25m)

Two radiators and air conditioner unit. Maximum measurements to recess. Fitted wardrobe. Bay window.

### Bedroom 2 (Rear) 9'10 x 10'8 (3.00m x 3.25m)

Maximum measurements to recess. Radiator.

### Shower Room/Toilet

White suite with low level WC. Wash basin. Shower cubicle. Radiator.

### FIRST FLOOR

### Open Plan Room 17'8 x 11'3 (5.38m x 3.43m)

Approached by steep ladder style stairs from dining room. Velux roof light and dormer. Two Radiator.



# Tudor

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## OUTSIDE

### Front Garden

### Rear Garden

Stone paths. Outside utility room with plumbing for washing machine. Air source heat pump.

## SERVICES

We understand that mains water, electricity and drainage are connected to the property. ECO4 air source heat pump fitted with battery pack installed; all exterior walls have been insulated as part of the ECO4 installation project. Roof insulation with building regulation certificate. Air conditioning unit in front bedroom. 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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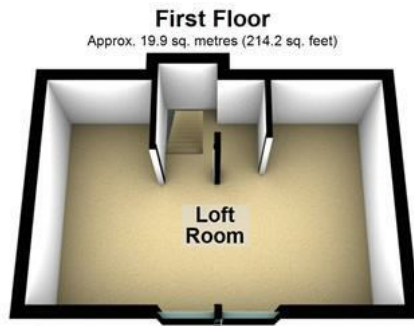
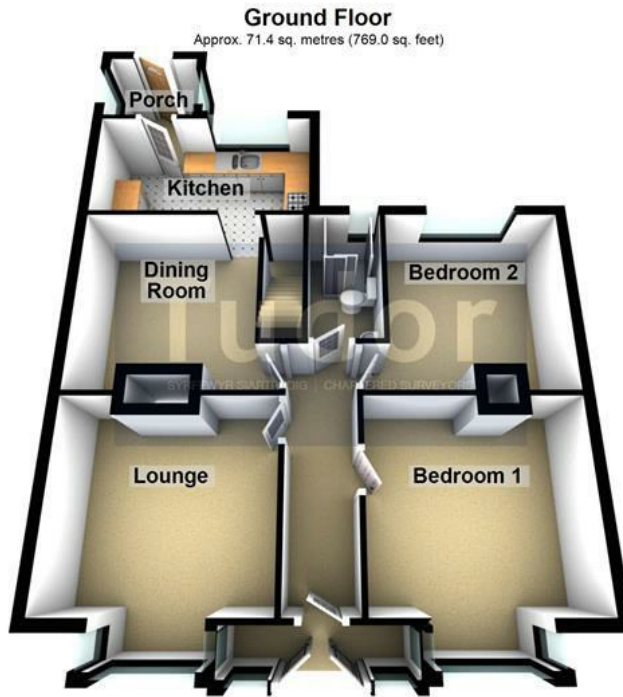
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Total area: approx. 91.3 sq. metres (983.2 sq. feet)

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



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