

Tudor

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chartered surveyors | estate agents | property managers



Bron Aber, Lon Llan, Edern, LL53 6JA

£195,000

- Attractive Inner Terrace Cottage
- Large Garden
- Close to Amenities, Park & School
- Popular Rural Village
- Three Bedrooms
- Double Glazing & Central Heating



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Tudor Estate Agents are proud to present this comfortable three-bedroom inner terrace house, ideally located in the charming village of Edern. The village offers a pleasant community atmosphere with a local park and primary school, two popular dining options and just a short drive from the beach. The coastal town of Pwllheli lies just a few miles away, providing a wider range of amenities, shops and leisure facilities.

The property itself is attractively decorated throughout, offering a warm and welcoming feel from the moment you step inside and briefly comprises of the following: Open plan living area. Dining Room. Kitchen. Three Bedrooms. Bathroom.

Externally, the home benefits from useful outbuildings and a generous garden area, ideal for children to enjoy or for hosting family and friends in the warmer months.

This delightful home combines comfort, character, and a sought-after village location, making it an excellent opportunity for a range of buyers.

GROUND FLOOR

Open Plan Living Area 22'0 x 10'8 (6.71m x 3.25m)

Maximum measurements. Two radiators. Multi fuel stove. Stairs to first floor. Opening to:

Dining Area 9'2 x 8'9 (2.79m x 2.67m)

Radiator. Wood effect floor. Cupboards in alcove. UPVC double glazed french door to patio garden. Opening to:

Kitchen 10'11 x 8'5 (3.33m x 2.57m)

Modern kitchen units with single drainer one and a half bowl stainless steel sink unit with mixer tap. Integral dishwasher. Hobs with extractor hood over. Oven and grill. Refrigerator. Outside door.

FIRST FLOOR

Landing

Radiator. Storage Cupboard.

Shower Room/Toilet 9'0 x 6'0 (2.74m x 1.83m)

Corner shower units. High level w.c. Pedestal washbasin. Towel radiator.

Rear Bedroom 10'5 x 9'3 (3.18m x 2.82m)

Radiator.

Front Bedroom 9'1 x 10'5 (2.77m x 3.18m)

Radiator.

Front Bedroom 11'6 x 8'8 (3.51m x 2.64m)

Radiator.

OUTSIDE

Front garden. Rear paved patio garden leading to Outhouse/Store & Utility. Attractive deck area with steps leading down to lawned garden.

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.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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