

# Tudor

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**22 Cae Hendy, Llanbedrog, LL53 7NY**  
**Guide price £195,000**

- Semi-Detached Residence
- Popular Seaside Village
- Gardens to Front & Rear
- Quiet Cul-de-sac
- 3 Bedrooms
- Close to Amenities & School



# 22 Cae Hendy, Llanbedrog, LL53 7NY

\*The property is free from Section 157 Housing Act covenants and Section 106 planning obligations.\* This former local authority residence is positioned in this quiet cul-de-sac in the centre of Llanbedrog, a small and popular seaside village on the south side of the glorious Llyn Peninsula. Within easy walking distance of the amenities and school.

Abersoch the renowned watersports resort is only about 3 miles and Pwllheli the market town for the area is about 4 miles. The accommodation has the benefit of oil central heating and double glazing and briefly comprises of the following: - Porch. Hall. Lounge-Diner. Kitchen. Utility room. Three bedrooms and bathroom. Gardens to front and rear with patio and lawn.

\*Please note this property is of a non-standard construction

Gwynedd Council Tax Band: B. Property's registered last use was as a main residence.

## GROUND FLOOR

### Porch

UPVC double glazed windows and patio doors.

### Hall

Radiator. Stairs to first floor.

### Lounge-Diner 11'1 x 11'1 (3.38m x 3.38m)

Two radiators. Fireplace. Door to:



### Kitchen 8'5 x 10'0 (2.57m x 3.05m)

Kitchen units incorporating oven and hobs. Integral fridge and dishwasher. Door to:

### Utility 6'0 x 10'2 (1.83m x 3.10m)

Plumbing for washing machine. Oil combi boiler. Outside door to rear.



## FIRST FLOOR

### Landing

Storage cupboard.

### Bathroom

Panelled bath with shower attachment. Low level w.c. Pedestal washbasin.

### Rear Bedroom 11'4 x 9'8 (3.45m x 2.95m)

Radiator. Fitted wardrobes.



### Front Bedroom 7'4 x 10'4 (2.24m x 3.15m)

Radiator.

### Front Bedroom 9'11 x 7'0 (3.02m x 2.13m)

## SERVICES

We understand that mains water, electricity, oil (oil tank at rear) and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.



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## TENURE

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

## Additional Notes

This property is an ex-local authority dwelling of non-traditional construction. Properties of this type may require specific renovation or improvement work; however, there are a range of support schemes that eligible buyers may be able to explore to assist with renovation and purchase.

These can include Welsh Government Help to Buy and Homebuy shared-equity loan schemes designed to support buyers with limited deposits, local authority or Welsh Government-administered Empty Homes Grants offering funding toward essential repair and energy-efficiency works on long-term empty properties, and eligibility to register with Tai Teg – an affordable housing register offering access to intermediate affordable housing options including shared equity, shared ownership and other entry routes into homeownership for qualifying applicants.

Prospective purchasers are advised that eligibility criteria, availability and terms vary by scheme and location, and should make their own enquiries with the relevant local authority (Cyngor Gwynedd and others), Tai Teg, and mortgage lenders to confirm which options may be available to them before committing to a purchase.



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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

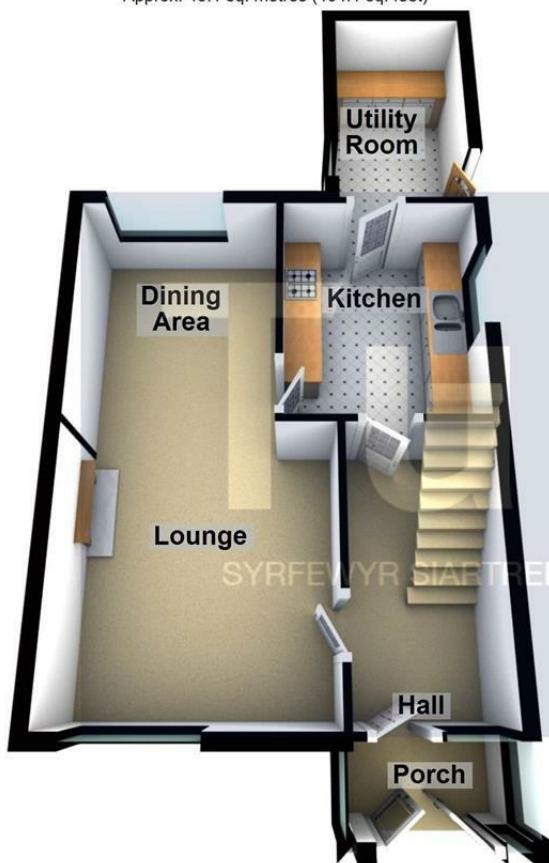
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## Ground Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



## First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 78.8 sq. metres (847.9 sq. feet)

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**22 Cae Hendy, Llanbedrog, Pwllheli**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(70-80)	<b>C</b>		
(55-69)	<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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(70-80)	<b>C</b>		
(55-69)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

