Tudor

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



1 Bodafon Terrace, Llanaelhaearn, LL54 5AE

£99,500

- Rear Garden
- North Coast of the Llyn Peninsula
- Contemporary & Cottage Features
- Rural Village
- Inner Terrace Cottage
- Attractively Decorated







1 Bodafon Terrace, Llanaelhaearn, LL54 5AE

Tudor Estate Agents are happy to present this charming one-bedroom terraced house, tucked away just outside the rural village of Llanaelhaearn.

The property offers a cosy and inviting living space, complete with multi-fuel stove, creating a warm and welcoming atmosphere. Benefiting from double glazing throughout and presented in good decorative order, the home is ready for immediate enjoyment and briefly comprises of the following: Hallway. Open Plan Lounge. Kitchen. Bathroom. Bedroom. Small decking area and garden to the rear.

This delightful property would make an ideal holiday home or quaint retreat for those seeking a peaceful escape, or an excellent investment opportunity with strong potential for use as a holiday let.

A rare opportunity to acquire a characterful home in a sought-after location.



GROUND FLOOR

Hall
Stairs to first floor.

Lounge 8'11 x 15'11 (2.72m x 4.85m)
Log burner stove. Exposed stone wall. Opening to:

Kitchen 7'6 x 6'6 (2.29m x 1.98m)
Cottage style kitchen with oak kitchen units. Sink. Space for cooker and fridge-freezer. Outside door.

FIRST FLOOR

Landing
Timber floor.



Bathroom 6'6 x 6'7 (1.98m x 2.01m)
Maximum measurements to recess. Corner entry shower. Washbasin. Low level w.c with cupboards, Cylinder cupboard.

Bedroom 11'11 x 9'2 (3.63m x 2.79m)
Maximum measurements to recess dressing table with built in wardrobes. Timber floor. Wall mounted panel heater (electric).

OUTSIDE
Rear garden with garden shed. Deck area.

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.

Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA
T: 01758 701 100
E: info@huwtudor.co.uk
www.huwtudor.co.uk

1 Bodafon Terrace, Llanaelhaearn, LL54 5AE





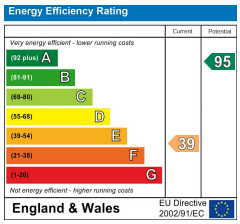


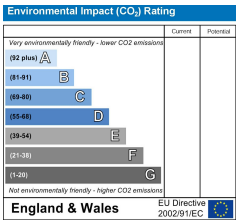




Total area: approx. 40.1 sq. metres (431.9 sq. feet)

Copyright Tudor Chartered Surveyors & Estate Agents. For room identification only.
Plan produced using PlanUp.





Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA
T: 01758 701 100
E: info@huwtudor.co.uk
www.huwtudor.co.uk