Tudor

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Seren Bach, Lon Fawr, Edern, LL53 6YZ

Asking price £285,000

- Detached Cottage
- Ample Parking
- Outbuildings
- Two Bedrooms
- Rural Village Location
- Traditional Cottage Features







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Tudor Estate Agents are happy to present this charming two-bedroom single storey cottage, situated on the peaceful outskirts 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 features a welcoming living space centered around a traditional inglenook fireplace with a log burner stove, creating a warm and cosy atmosphere. The accommodation includes two well proportioned bedrooms and a modern shower room, all thoughtfully arranged on one level for ease of living.

Externally, the property continues to impress with a delightful summer house as well as a useful workshop, providing excellent storage or hobby space. Surrounded by the natural beauty of the area, this home offers an excellent opportunity to enjoy countryside living with the coast close by.









GROUND FLOOR

Hall
Radiator.

Kitchen 11'7 x 11'1 (3.53m x 3.38m)
Radiator. Quarry tiled floor. Cottage style kitchen units with single drainer, one and a half stainless steel sink unit. Plumbing for washing machine. Gas combi boiler for central heating and hot water.

Bathroom 6'7 x 6'1 (2.01m x 1.85m)
Wet floor style with electric shower. Wash basin. Low level WC. Tiled floor. Towel warmer/radiator.

Lounge 18'5 x 16 (5.61m x 4.88m)
Log burner stove. Two radiators. Stable style outside door to the front in oak.

Inner Hall

Front Bedroom 13'10 x 11 (4.22m x 3.35m)
Built in wardrobes. Radiator.

Rear Bedroom 13'11 x 8 (4.24m x 2.44m)
Built in wardrobes. Radiator.

OUTSIDE
Ample parking area. Front Garden. Paved rear yard with access to the front. Lean to greenhouse/potting shed. Open car port. Storage shed. Fruit trees.

Workshop/Garage 12 x 20'11 (3.66m x 6.38m)
Pre-fabricated with electricity.

Summer House 17'3 x 17 overall measurements (5.26m x 5.18m overall measurements)
Timber framed. Can be used as overflow accommodation.

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SERVICES

We understand that mains water, electricity and drainage are connected to the property. Gas LPG for boiler; providing hot water and central heating. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

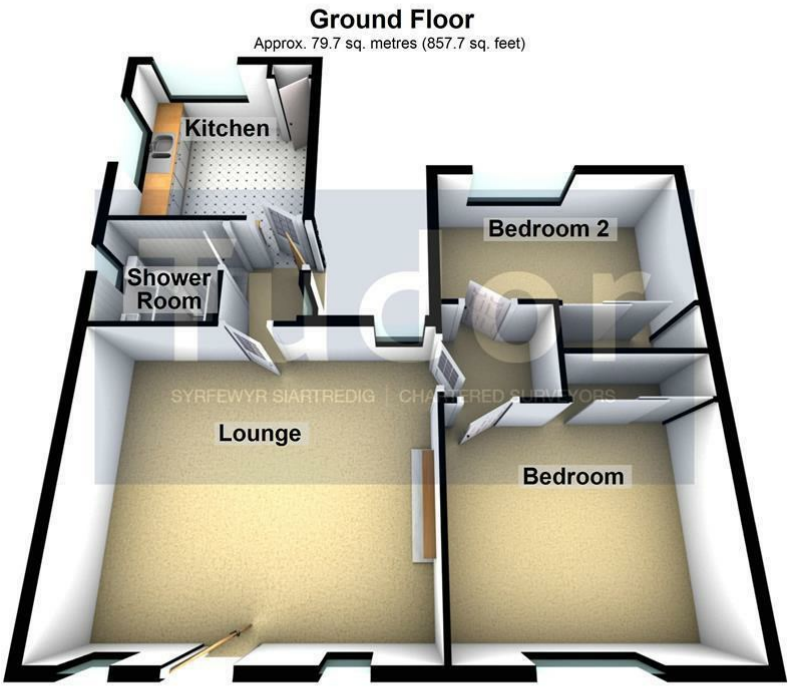
We understand that the property is freehold with vacant possession available on completion.









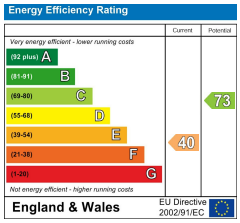


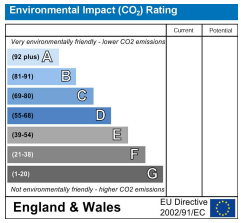
Total area: approx. 79.7 sq. metres (857.7 sq. feet)

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