

Tudor

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



7, Stad Llwynnaethnen, Trefor, LL54 5LE

£199,995

- Semi-Detached Residence
- Close to Amenities, School & Beach
- Finished to a High Standard
- Popular Residential Area
- Parking, Garage & Garden
- Within Easy Commute to Pwllheli & Caernarfon



7 Stad Llwynnaethen, Trefor, LL54 5LE

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this semi-detached home, set in a pleasant position within this rural village on the north coast of the Llyn Peninsula. The property has been finished to a high standard and is in good decorative throughout.

Trefor is a small coastal village within convenient travelling distance of Caernarfon and Pwllheli, with regular public transport available. The property is ideally placed within walking distance of village amenities, the primary school, beach and harbour.

The accommodation briefly comprises: Porch. Entrance Hall. Kitchen. Lounge with door leading to the front garden. Two Bedrooms and Bathroom to the first floor. Garage. Off-road parking. Gardens to the front and rear.

GROUND FLOOR

Porch

With cupboard

Hall

Lounge 13 x 17'1 (3.96m x 5.21m)

Fireplace with multifuel stove, radiator, with outside door to front.

Kitchen 6'9 x 8'7 (2.06m x 2.62m)

Kitchen units incorporating single drainer stainless steel sink unit with mixer tap. Radiator. Plumbing for washing machine. Integral hobs and oven, fridge & freezer.



FIRST FLOOR

Landing

Cupboard.

Front Bedroom 13 x 8'5 (3.96m x 2.57m)

Radiator.

Shower Room/ Toilet 5'9 x 6'7 (1.75m x 2.01m)

Shower cubicle, low level WC & wash basin.

Rear Bedroom 13 x 7'9 (3.96m x 2.36m)

Radiator.



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. No mains Gas in Trefor.

TENURE

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

OUTSIDE

Parking area and small lawn area to the rear. Front garden with steps leading to street.



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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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