

# Tudor

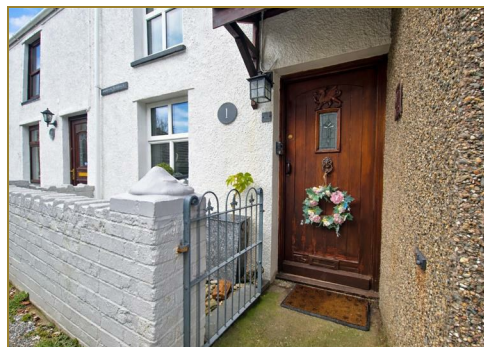
syrfwyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



## 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

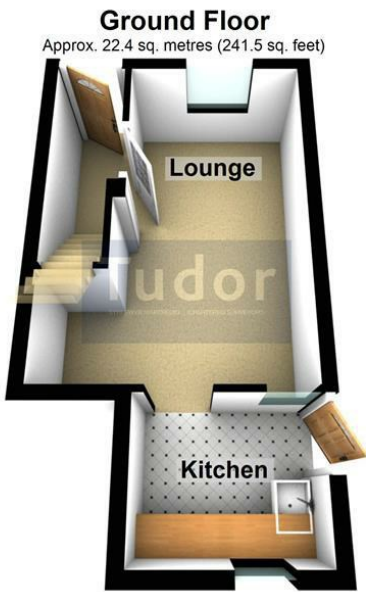
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://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.

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



# Tudor

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

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)