Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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61 Eifl Road, Trefor, LL54 5HG

Guide price £148,500

- End of Terrace Cottage
- Short Walk to the Beach
- Beautifully Presented
- Two Bedrooms
- Close to Village Amenities
- Within Easy Commute to Pwllheli & Caernarfon

61 Eifl Road, Trefor, LL54 5HG

Tudor Estate Agents is pleased to present this well-presented two bedroom home, situated on Eifl Road in the coastal village of Trefor. The property offers comfortable and practical living, with a bright interior throughout, including a modern fitted kitchen and a conservatory providing a light and versatile additional living space and briefly comprises of the following: Entrance Hall. Living Room. Kitchen. Conservatory. Two Bedrooms. Bathroom.
The accommodation is well laid out and ready to move into, making it suitable as a main residence, holiday home, or investment opportunity. Externally, the property benefits from a rear courtyard and a large decking area to the front, ideal for relaxing and enjoying the surroundings.
Trefor is a popular village with a strong sense of community, set against the backdrop of Yr Eifl mountains. The property is within walking distance of local amenities, including a shop, post office and primary school, while the beach is also just a short walk away, offering access to coastal walks.
This is a great opportunity to acquire a home in a well-regarded location with both countryside and coastline close by.

GROUND FLOOR

Hall
Stairs to first floor.

Lounge 8'11 x 15'1 (2.72m x 4.60m)
maximum measurements. Fireplace with back boiler. Wood effect tiled floor. Open beams. Radiator. Understairs cupboard. Opening to:

Kitchen / Dining 12'0 x 8'8 (3.66m x 2.64m)
Wood effect tiled floor with electric under floor heating.
Kitchen units with hobs and filter hood over. Oven. Ceramic one and a half bowl sink unit with mixer tap. Integral washing machine, fridge and freezer.
Door to:

Conservatory 9'1 x 7'5 (2.77m x 2.26m)
Double glazed UPVC with glass roof.

FIRST FLOOR

Landing

Front bedroom 12'0 x 8'9 (3.66m x 2.67m)
Wall mounted electric heater. Feature timber sliding sash double glazed windows.

Bathroom 5'6 x 6'1 (1.68m x 1.85m)
Panelled bath with shower over. Wash basin with cupboards under. Low level W.C. Velux sky light. Radiator/towel warmer.

Rear bedroom 12'4 x 8'8 (3.76m x 2.64m)
Radiator. Wall mounted electric heater. UPVC double glazed window.

OUTSIDE
Front garden with deck. Rear yard with storage area to the side of the house. Foot access to the street. Electric hook up for car charging at the rear.

SERVICES
We understand that mains water, electricity and drainage are connected to the property. The fireplace in the lounge has a back boiler and provides heating to some radiators. Electric under floor heating for kitchen, lounge and conservatory. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these service.

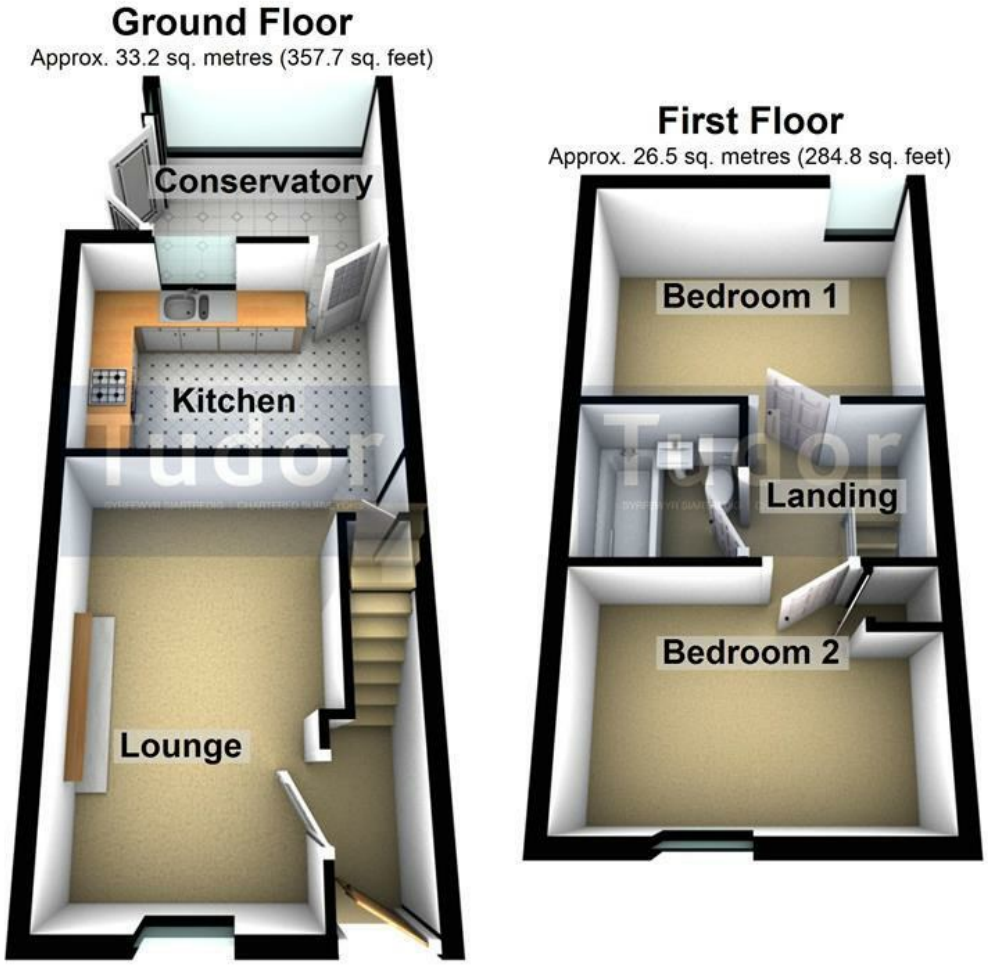
TENURE

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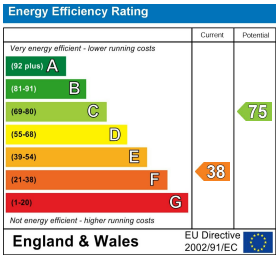
We understand that the property is freehold with vacant possession available on completion.

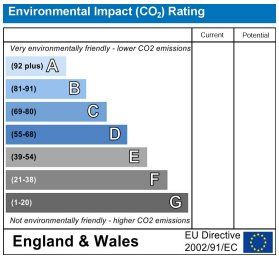
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Total area: approx. 59.7 sq. metres (642.5 sq. feet)

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