

# Tudor

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chartered surveyors | estate agents | property managers



## 9 Fron Hyfryd Terrace, Llithfaen, LL53 6NT

**£100,000**

- Inner Terrace Cottage
- Spectacular Views Over Cardigan Bay
- Two Bedrooms
- Ripe for Refurbishment
- Rural Village
- Front Garden & One Allocated Parking



# 9 Fron Hyfryd Terrace, Llithfaen, LL53 6NT

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this inner terrace cottage, situated in a delightful area on the outskirts of the village which occupies an elevated position with spectacular views over open countryside and Cardigan Bay beyond.

Llithfaen is a small rural village on the north coast of the glorious Llyn Peninsula and is close to Nant Gwrthelyn the picturesque Welsh language centre and is only about 7 miles to Pwllheli the market town for the area.

The accommodation is ripe for refurbishment with great potential, briefly comprises of the following: - Hall. Lounge. Kitchen. Bathroom. Two bedrooms. Front garden with steps leading down to off-road parking for one car.

## GROUND FLOOR

### Hall

Opening To:

### Lounge 14'3 x 11'1 (4.34m x 3.38m)

Night storage heater. Open beams. Stairs to first floor. Stone surround fireplace. Door to:

### Kitchen 8'10 x 6'0 (2.69m x 1.83m)

Kitchen units with sink unit. Door to:

### Bathroom 5'2 x 6'0 (1.57m x 1.83m)

Panelled bath. Low level w.c. Washbasin.

## FIRST FLOOR

### Landing

### Rear Bedroom 9'5 x 9'0 (2.87m x 2.74m)

### Front Bedroom 14'5 x 8'0 (4.39m x 2.44m)

Night storage heater. Spectacular views.

## OUTSIDE

Small front garden with seating area enjoying spectacular views with steps down to one allocated parking space owned by No9.

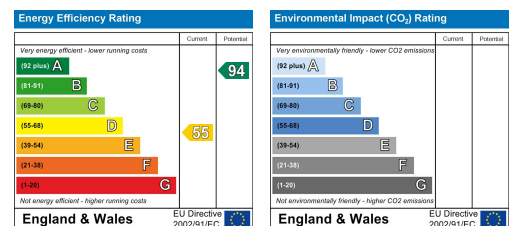
## SERVICES

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.

From Pwllheli proceed north east on the A499, at Efailnewydd turn left onto the B4354 (in the direction of Nefyn), after three miles turn right at the crossroads and proceed up the country lane to Llithfaen. At the crossroads in the centre of Llithfaen proceed straight on and up the hill and 9 Fron Hyfryd is in the last terrace on the right. The parking area is just below the terrace on the right. OS Reference: - SH 355-434. Satellite Navigation Reference: - LL53 6NT. (Please note that your sat nav reference is based on the postcode which, in a rural area, can cover a large geographic area. Please follow the directional note for the latter part of your journey).



# Tudor

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