

Tudor

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Belle Vue , Rhydyclafdy, LL53 7YP

£139,500

- Semi-Detached Cottage
- Heart of the Llyn Peninsula
- Parking & Garden
- Rural Village
- Open Plan Lounge/Diner & 2 Bedrooms
- Double Glazing & Central Heating



Belle Vue , Rhydyclafdy, LL53 7YP

This semi-detached cottage is situated in the centre of this small rural village located in the heart of the glorious Llyn Peninsula which is only about 4 miles from Pwllheli, the market town for the area and about 3 miles from Llanbedrog and about 8 miles from Abersoch.

The cottage is attractively decorated throughout, has the benefit of double glazing and central heating and briefly comprises of the following: -

Open plan lounge/diner with exposed stone fireplace. Fitted kitchen.

Two bedrooms and shower room on the first floor.

Parking and garden.

GROUND FLOOR

Open Plan Lounge/Diner 15'8 x 18'3 (4.78m x 5.56m)

'L' shaped room. Maximum measurements. Three radiators. Open beams ceiling. Stairs to first floor. Inglenook fireplace in attractive stone with tiled floor and gas supply. Outside door to rear. Under stairs cupboard.

Kitchen 8'1 x 6'9 (2.46m x 2.06m)

Hobs with extractor hood over. Single drainer stainless steel sink unit with mixer tap. Integral oven. Space for washing machine. Worcester combi boiler for central heating and hot water.



FIRST FLOOR

Landing

Window to rear. Radiator.

Rear Bedroom 9'6 x 7'2 (2.90m x 2.18m)

Radiator. UPVC double glazed window.

Front Bedroom 7'8 x 10'7 (2.34m x 3.23m)

Plus door recess. Radiator.

Shower Room

White suite with low level w.c. Washbasin with cupboards under. Shower cubicle with Mira mixer.



OUTSIDE

Rear garden. Parking to the side.

SERVICES

We understand that mains water, electricity and drainage are connected to the property. LPG Gas 'no mains gas in Rhydyclafdy'. 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.



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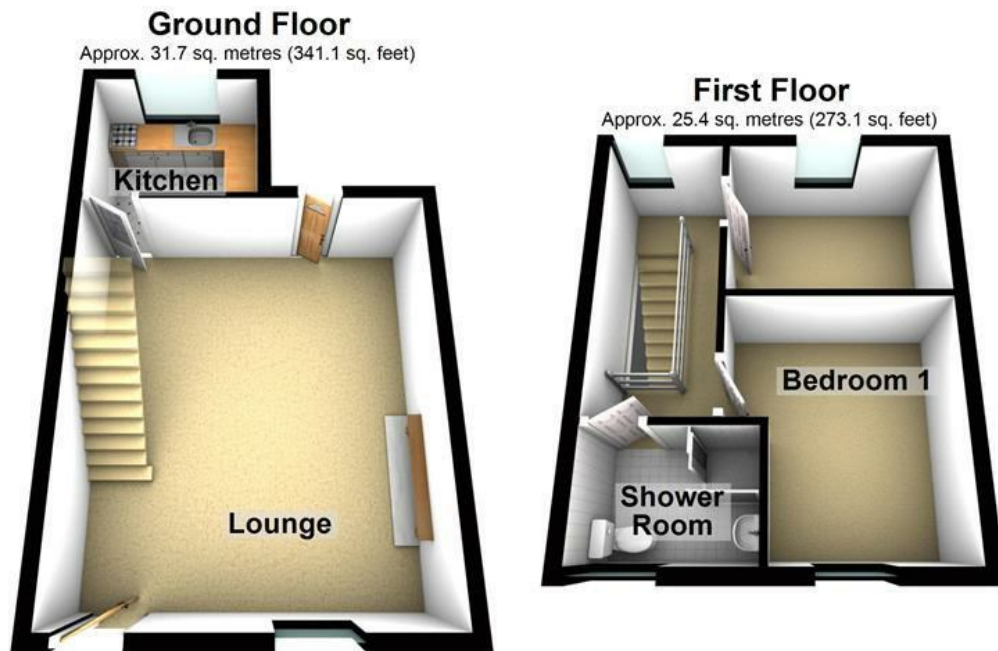
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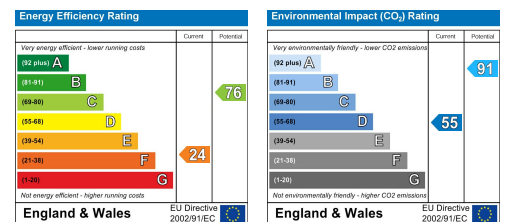


Total area: approx. 57.1 sq. metres (614.2 sq. feet)

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Belle Vue, Rhydyclafdy, Pwllheli

From Pwllheli proceed north west on the A499, turning right at the Pulrose roundabout. At Efailnewydd turn left at the staggered crossroads on to the B4415 and proceed to Rhydyclafdy. Enter the village, proceed over the bridge and Belle Vue is then on the right handside. O.S. Ref SH 327-349. Sat Nav Ref: LL53 7YP.



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