

Tudor

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Gwyndre, Lon Groesffordd, Edern, LL53 8YU

£239,000

- End of Terrace Residence
- Close to Morfa Nefyn
- Two Bedrooms & Loft Room
- Popular Rural Village
- Comfortable Accommodation
- Parking & Gardens



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Tudor Estate Agents & Chartered Surveyors have been favoured with instructions to offer this attractive end of terrace residence for sale.

The property has been modernised and improved and is located in a convenient position in Edern, a small rural village which is close to Morfa Nefyn located on the north coast of the glorious Llyn Peninsula and is convenient for the beach and championship golf course. Pwllheli the market town for the area is only about 8 miles and boasts excellent amenities including leisure centre and marina.

The comfortable & modern accommodation has the benefit double glazing and central heating and briefly comprises of the following: - Hall. Cloak Room. Open plan Lounge/Diner with oak floor and multi fuel stove. Modern Kitchen. Utility Room. Two Bedrooms and Shower Room on the first floor with an additional Loft Bedroom. Parking to the side of the house leading to rear garden with patio area and garden shed.

GROUND FLOOR

Hall

Door to:

Cloak Room

Low level w.c. Washbasin. Attractive tiled floor.

Lounge 15'8 x 21'0 (4.78m x 6.40m)

Maximum measurements into bay and recess. Feature rustic oak floor with electric underfloor heating. Multi fuel stove. Two wall lights. Stairs to first floor. Outside door to rear garden. Opening to:

Kitchen

Modern fitted kitchen with granite worktops. Gas point for cooker (bottled gas). Outside door. Space under stairs for fridge/freezer.

Utility Room

Plumbing for washing machine.

FIRST FLOOR

Landing

Shower Room

Modern suite with shower cubicle. Low level w.c. Vanity washbasin. Tiled floor and walls. Towel radiator.

Bedroom 1 9'9 x 13'5 (2.97m x 4.09m)

Maximum measurements, 'L' shaped room. Airing cupboard with cylinder heated by solar panels with electric immersion heater backup.

Bedroom 2 9'10 x 8'5 (3.00m x 2.57m)

Recessed shelves.

LOFT BEDROOM 20'1 x 11'8 (6.12m x 3.56m)

Two velux roof lights. Eaves storage.

OUTSIDE

Hard standing and parking for two cars at the side. Rear gardens with paved patio area.



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Timber Garden Shed 12'11 x 7'9 (3.94m x 2.36m)

SERVICES

We understand that mains water, electricity and drainage are connected to the property. No mains gas in Edern. 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.

COUNIL TAX

For the purposes of Article 4, the property is classed as Business Holiday Accommodation



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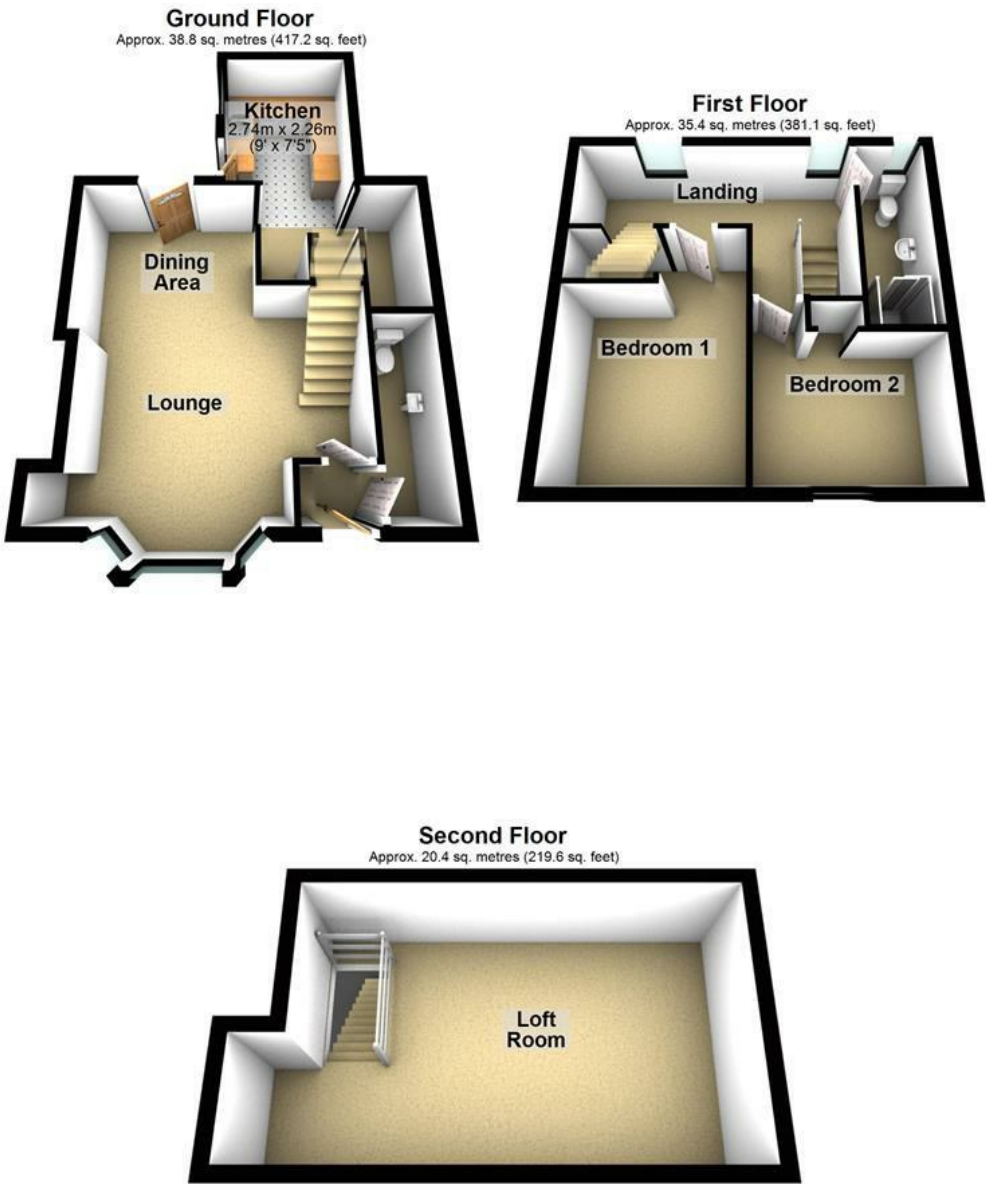
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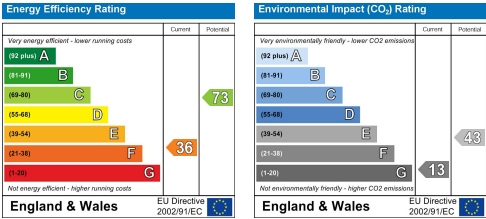


Total area: approx. 94.6 sq. metres (1017.9 sq. feet)

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Plan produced using PlanUp.

Gwyndre, Lon Groesffordd, Edern, Pwllheli

From Pwllheli proceed north west on the A497 turning right at the roundabout as you leave Pwllheli. Pass through Efailnewydd and at the Bryn Cynan roundabout proceed straight on, onto the B4412. In the centre of Morfa Nefyn turn left at the crossroads and then enter Edern. Over the bridge and up the hill. Gwyndre is on the right hand side just after the crossroads. O.S. Ref SH 273-396. Sat Nav Ref: LL53 8YU. (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).



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