

Tudor

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



Rhandir, Abererch, LL53 6YS

£349,500

- Detached Bungalow
- Garden, Ample Parking & Garage
- Small Rural Village
- Spectacular Countryside Views
- Three Bedrooms
- Only a Few Miles to Pwllheli



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Tudor Estate Agents & Chartered Surveyors are pleased to offer this spacious bungalow, ideally positioned within a peaceful village location. Abererch is a charming rural village approximately two miles from the seaside market town of Pwllheli for the glorious Llyn Peninsula.

Offering superb space throughout, this home provides an excellent opportunity for buyers seeking a property with potential to modernise and add value.

Internally, the accommodation is well laid out and spacious, with ample room to create a contemporary living environment and briefly comprises of the following:-

Porch. Entrance Hall. Lounge. Kitchen/Diner. Utility. Shower Room. Garage. Three Bedrooms. Bathroom. Loft.

Outside, the property benefits from ample off-road parking and good sized gardens to the rear and side. Pleasant countryside views further enhance the setting.

The property benefits from gas central heating and double glazing throughout.

Viewing is recommended to appreciate the space and potential available.

Porch

Hall

Built in cupboards. Radiator. Airing cupboard with radiator. Drop down ladder to boarded loft, suitable for storage and with potential.

Lounge 13'10 x 16'5 (4.22m x 5.00m)

Living flame Gas Fire. Radiator. TV Stand.

Kitchen/Dining 15'7 x 13'10 (4.75m x 4.22m)

Radiator. Kitchen units incorporating single drainer stainless steel sink unit. Integral Dishwasher. Gas Hobs. Cooker and Grill. Refrigerator.

Front Bedroom 13'8 x 9'2 (4.17m x 2.79m)

Fitted wardrobes and dressing table.

Bathroom 9'11 x 6'9 (3.02m x 2.06m)

Low level WC. Pedestal Wash Basin. Panelled Bath. Radiator. Tiled floor and part tiled walls.

Rear Bedroom 10'9 x 11'8 (3.28m x 3.56m)

Radiator. Fitted Wardrobes.

Rear Bedroom 2 8'7 x 11'9 (2.62m x 3.58m)

Radiator.

Inner Hall

Outside Door.

Utility Room 8'5 x 7'11 (2.57m x 2.41m)

Belfast Sink. Plumbing for Washing Machine. Gas Combi boiler for central heating and hot water. Door to Shower Room/Toilet.

Shower Room/Toilet 8'4 x 3'5 (2.54m x 1.04m)

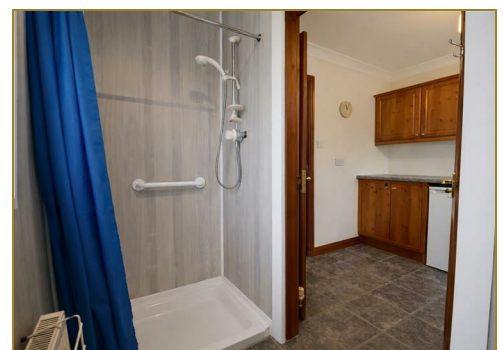
Low level WC. Shower cubicle. Radiator.

Garage 12'1 x 16'5 (3.68m x 5.00m)

Up and Over Door. Loft over part.

OUTSIDE

Ample parking area to the front. Paved rear patio. Lawn Garden.



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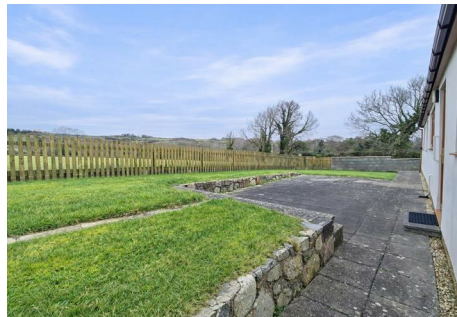
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SERVICES

We understand that mains water, electricity, gas and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

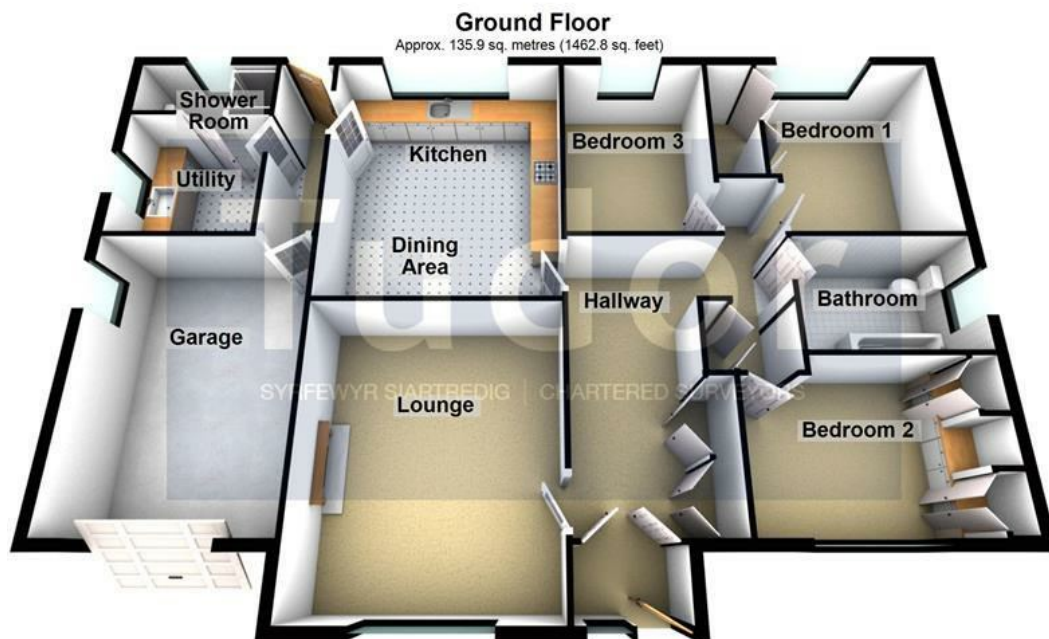
We understand that the property is freehold with vacant possession available on completion.



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Total area: approx. 135.9 sq. metres (1462.8 sq. feet)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 65 (Current), 75 (Potential)
Environmental Impact (CO₂) Rating: C (Current), C (Potential)



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