

# Tudor

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chartered surveyors | estate agents | property managers



## Yr Hen Efail, Y Ffor, LL53 6UR

**Or nearest offer £136,000**

- Former Blacksmith's Workshop
- Rural Village, Close to Pwllheli
- Open Plan Living Kitchen
- Detached Property
- One Bedroom
- One Parking Space & Two Garages





# Yr Hen Efail, Y Ffor, LL53 6UR

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale 'Yr Hen Efail' a former blacksmith's workshop converted less than 10 years ago.

This detached property is situated in Y Ffor, a small rural village which is only about 2 miles from Pwllheli, the market town for the Llyn Peninsula.

The accommodation briefly comprises of: Open Plan Living Kitchen. One Bedroom. Bathroom. Small gravelled garden area with the benefit of off-road parking for one vehicle. Two Garages. The property has the benefit of solar panels and a dedicated fiber broadband connection.

The property has a right of way with vehicle access to the front of the property and by foot at the rear.

Gwynedd Council Tax Band: A

## Hall

UPVC stable style door. Hatch with drop down ladder to:

## Attic Room

Useful attic room with laminate flooring.

## Open Plan Living Kitchen 13'1 x 16'1 (3.99m x 4.90m)

Kitchen units with single drainer one and a half bowl stainless steel sink unit. Integral oven with ceramic hobs and extractor fan over. Integral fridge and freezer. Plumbing for washing machine. Integral microwave. Traditional open beams. Multi fuel stove with back boiler. Cupboard with pre-lagged cylinder. Patio door to rear with right of way to the street. Patio door to outside seating area.

## Bedroom 10'10 x 9'0 (3.30m x 2.74m)

Radiator.

## Bathroom

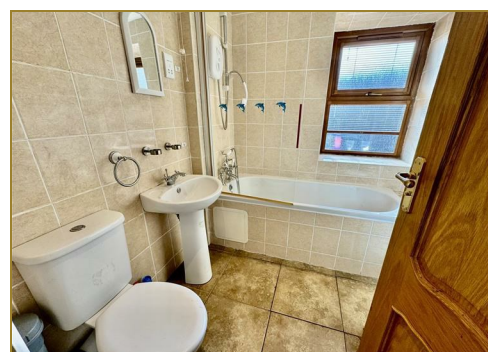
White suite comprising low level w.c. Pedestal washbasin. Panelled bath with shower over. Tiled floor and walls. Towel radiator.

## 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.



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		93	(91 plus) A		
(81-91) B	87		(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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