

# Tudor

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



**29 Eifl Road, Trefor, LL54 5LW**  
**Or nearest offer £149,500**

- Inner Terrace Cottage
- Convenient for Pwllheli & Caernarfon
- Short walk to beach & coastal path
- Small Rural Village
- Three Bedrooms
- Covered Courtyard at Rear



# 29 Eifl Road, Trefor, LL54 5LW

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this inner-terrace cottage, located in the heart of Trefor, a rural village on the north coast of the glorious Llyn Peninsula. The location is convenient for commuting to Pwllheli and Caernarfon. The cottage is also a five minute walk to the beach and the North Wales coastal path.

The comfortable accommodation has been recently redecorated and briefly comprises: Entrance Hall, Lounge, and Kitchen-Diner with washing machine and dishwasher. On the first floor there is a Bathroom and Three Bedrooms. To the rear, there is a small covered seating area with access gate.

## GROUND FLOOR

### Hall

Electric wall mounted heater. Opening to:

### Lounge 10'0 x 9'11 (3.05m x 3.02m)

Stairs to first floor. Door to:

### Kitchen-Diner 15'3 x 10'3 (4.65m x 3.12m)

Modern fitted kitchen incorporating single drainer stainless steel sink unit. Integrated oven with ceramic hobs and extractor hood over. Washing machine and dishwasher to be included in the sale. Electric wall mounted heater. Outside door to rear courtyard.



## FIRST FLOOR

### Landing

### Front Bedroom 8'5 x 6'0 (2.57m x 1.83m)

Electric wall mounted heater.



### Front Bedroom 7'11 x 11'9 (2.41m x 3.58m)

Electric wall mounted heater.

### Rear Bedroom 10'11 x 9'2 (3.33m x 2.79m)

Electric wall mounted heater.

### Bathroom 5'6 x 9'0 (1.68m x 2.74m)

Panelled bath with shower over. Pedestal washbasin. Low level w.c. Towel heater.



### OUTSIDE

Covered seating area with access gate at the rear.

### 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.

### COUNCIL TAX

Band C



# Tudor

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

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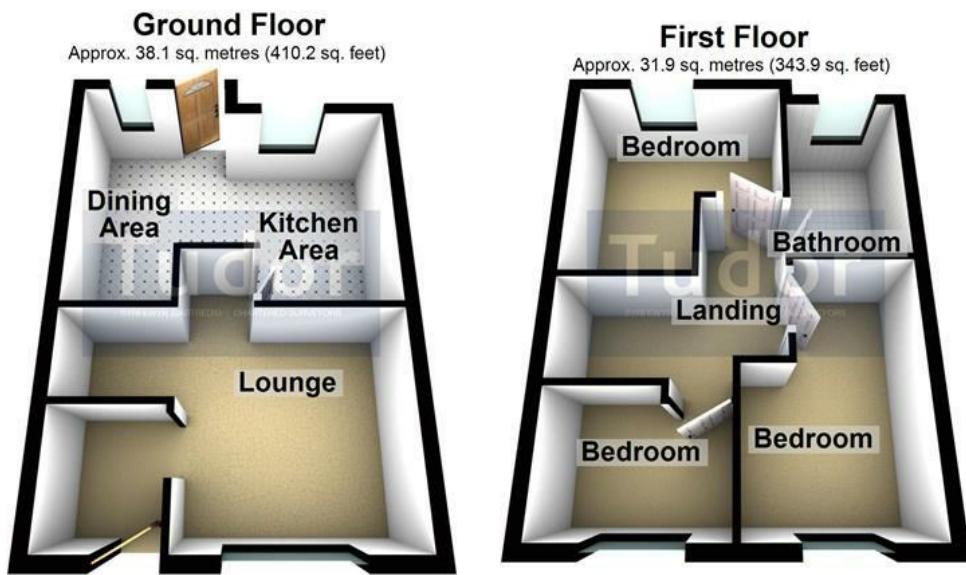
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Total area: approx. 70.1 sq. metres (754.0 sq. feet)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(35-54) E				(35-54) E	
(21-30) F				(21-30) 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	



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