

Tudor

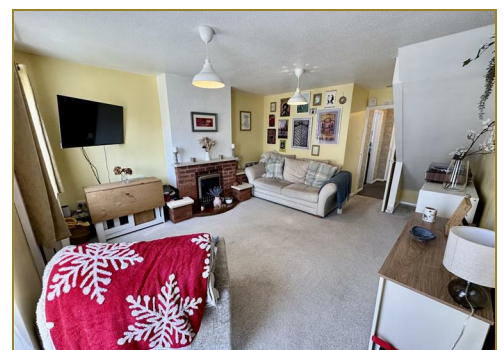
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



8 Stad Llwynaethnen, Trefor, LL54 5LE

£135,000

- Semi-Detached Residence
- Popular Residential Area
- Parking, Garage & Gardens
- Close to Amenities, School & Beach
- Two Bedrooms
- Gas LPG Central Heating



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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this semi-detached residence, situated in a convenient position in this rural village located on the north coast of the Llyn Peninsula. Surrounded by spectacular views towards Yr Eifl mountains. Trefor is a small village located on the north coast of the Llyn Peninsula which is within an easy commute to Caernarfon and Pwllheli areas with local public transport available from the village. This property is conveniently located within walking distance of the village amenities, primary school, beach and harbour. The accommodation briefly comprises of the following:- Porch. Hall. Kitchen. Lounge. Two Bedrooms. Shower Room. Garage/Utility. Parking. Gardens to front, side and rear.

GROUND FLOOR

Porch

Storage cupboard. Door to:

Hall

Stairs to first floor. Radiator. Opening to:

Kitchen 6'8 x 9'1 (2.03m x 2.77m)

Kitchen units incorporating stainless steel sink unit. Space for cooker. Combi boiler LPG for central heating and hot water.

Lounge 13'0 x 13'11 (3.96m x 4.24m)

Outside door to front. Gas fire. Radiator.

FIRST FLOOR

Landing

Storage cupboard.

Front Bedroom 12'11 x 8'5 (3.94m x 2.57m)

Radiator. Built in wardrobe.

Shower Room 5'6 x 6'8 (1.68m x 2.03m)

Walk-in Shower. Vanity washbasin. Low level w.c. Radiator.

Rear Bedroom 13'0 x 7'9 (3.96m x 2.36m)

Radiator. Built in wardrobe.

OUTSIDE

Off-road parking for one vehicle. Gardens to front and side. Store shed.

GARAGE 8'4 x 16'7 (2.54m x 5.05m)

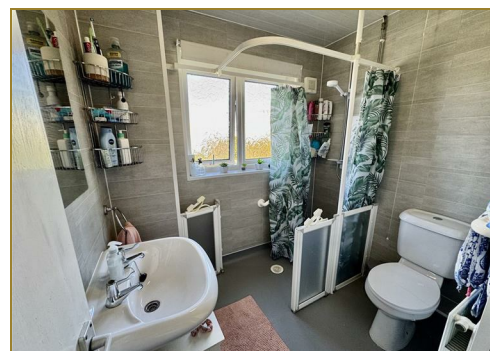
Service door. Plumbing for washing machine. Up and over door (not in use).

SERVICES

We understand that mains water, electricity and drainage are connected to the property. LPG Gas. 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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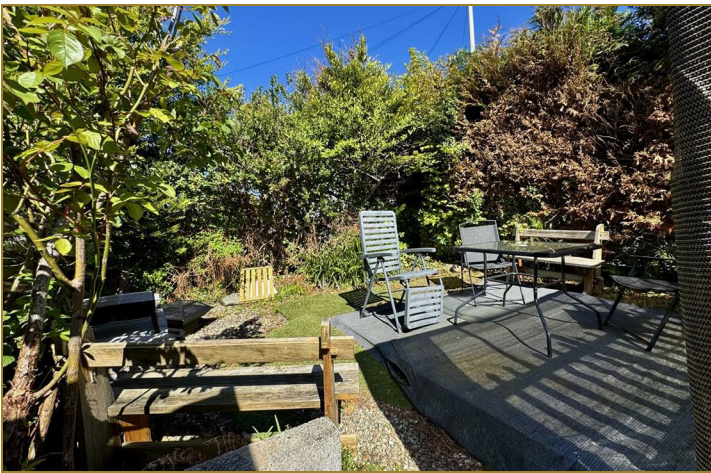
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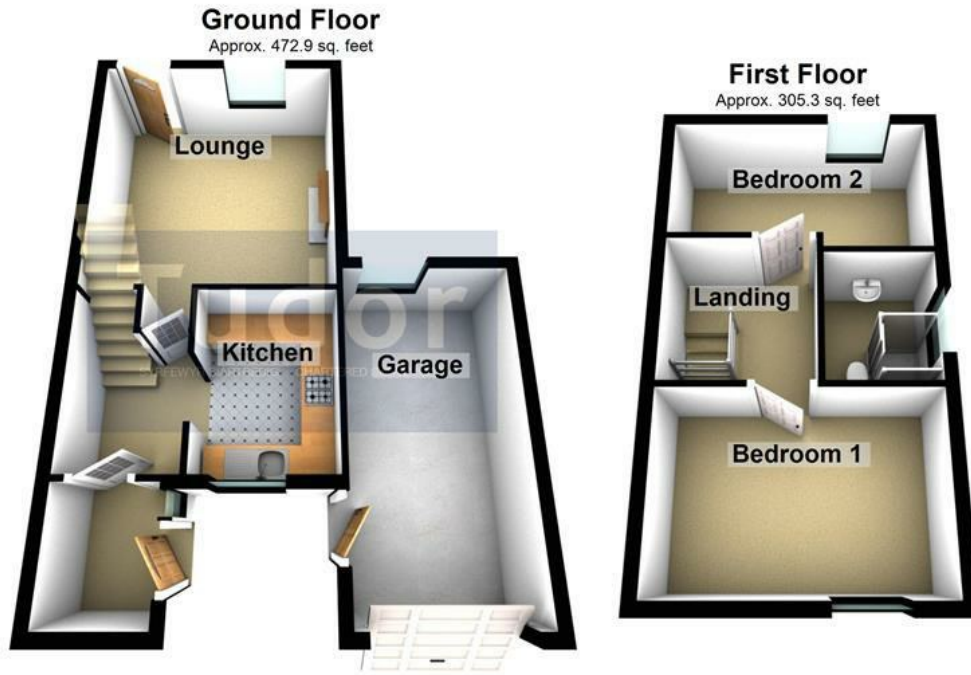
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Total area: approx. 778.1 sq. feet

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Plan produced using PlanUp.

Energy Efficiency Rating	Current	Interest	Environmental Impact (CO ₂) Rating	Current	Interest
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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: Current 48, Interest 72



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