

# Tudor

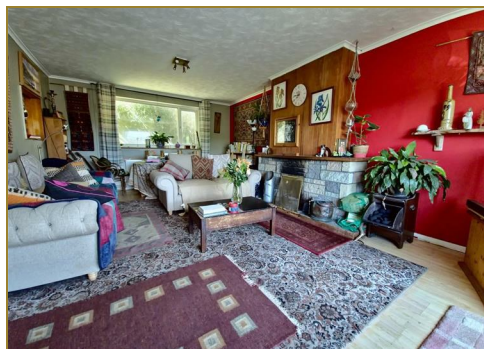
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chartered surveyors | estate agents | property managers



**Lleifior, Tremadog, Porthmadog, LL49 9RG**

**£250,000**

- Four Bedrooms
- On the Outskirts of Tremadog
- Potential for Modernisation & Improvement
- Spacious Family Home
- Semi-Detached
- Garden with Established Planting



# Lleifior, Tremadog, Porthmadog, LL49 9RG

Tudor Estate Agents are delighted to offer for sale this substantial four bedroom semi-detached family residence, situated on the outskirts of Tremadog.

Tremadog is a charming village offering a selection of local amenities including eateries and public houses, with the nearby town of Porthmadog providing a wider range of shops and services. The area is ideally placed for access to Snowdonia National Park and the coastline, with beautiful sandy beaches such as Black Rock Sands and Borth-y-Gest within approximately 3-4 miles.

The property offers generous and versatile accommodation set over three floors, providing excellent potential for a spacious family home and briefly comprises of the following. Entrance Hall. Lounge. Kitchen. Three Bedrooms on the first floor. Bathroom. Large landing area and bedroom on the second floor.

While the property would benefit from a programme of modernisation and updating, it presents an exciting opportunity for purchasers to create a home tailored to their own tastes and requirements.

Externally, the property benefits from attractive gardens, providing a pleasant outdoor space with a variety of established plants.

This is an ideal opportunity for those seeking a property with scope, space and the chance to add value in a desirable location.

## GROUND FLOOR

### Hall

Stairs to first floor. Radiator.

### Lounge 13'7 x 22'2 (4.14m x 6.76m)

Two radiators. Fireplace. Hatch to kitchen.

### Kitchen / Dining 11'11 x 18'3 (3.63m x 5.56m)

Stainless steel sink unit. Gas combi boiler for central heating and hot water. Radiator. Outside door. Understairs cupboard.



## FIRST FLOOR

### Landing

Stairs to second floor. Radiator. Cupboard.

### Box room 8'9 x 9'0 (2.67m x 2.74m )

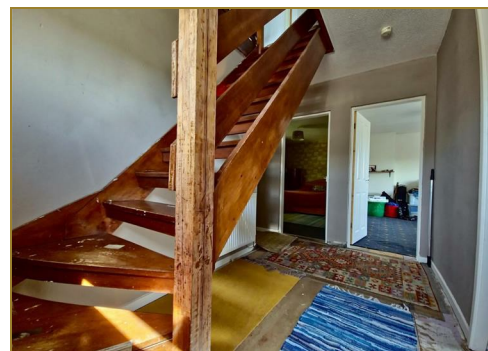
Built in wardrobe. Radiator.

### Bedroom 13'7 x 12'6 (4.14m x 3.81m)

Radiator.

### Rear bedroom 13'6 x 9'4 (4.11m x 2.84m)

Radiator.



### Bathroom 9'0 x 6'4 (2.74m x 1.93m)

Shower tray. Low level W.C. Wash basin.

## SECOND FLOOR

### Open landing 11'11 x 22'5 (3.63m x 6.83m)

Radiator. Dormer window and velux to rear roof. Door to:

### Bedroom 13'9 x 22'3 (4.19m x 6.78m)

Velux and dormer window. Radiator.



## OUTSIDE

Side garden. Patio and front garden with steps down to the road.



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## GARAGE 9'8 x 17'5 (2.95m x 5.31m)

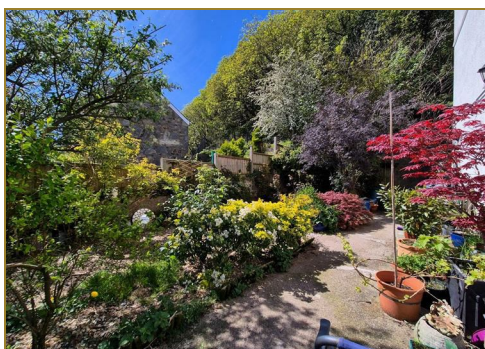
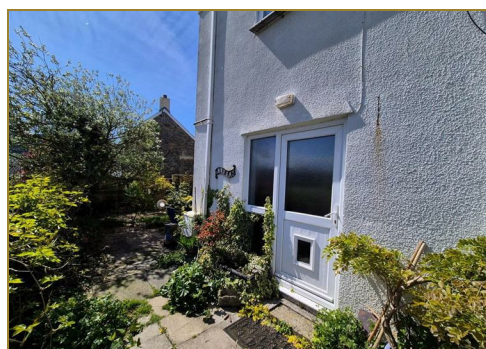
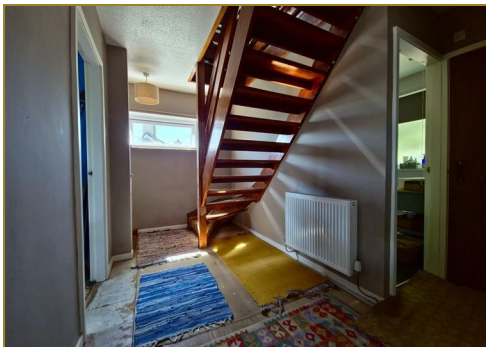
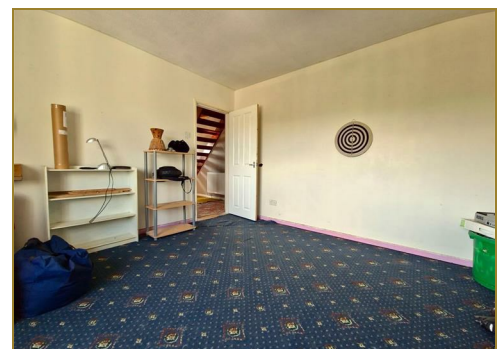
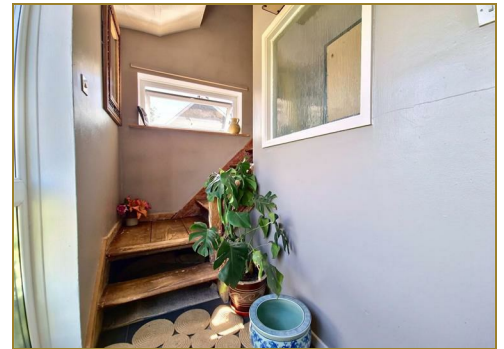
See plan for location. Now used for storage.

## 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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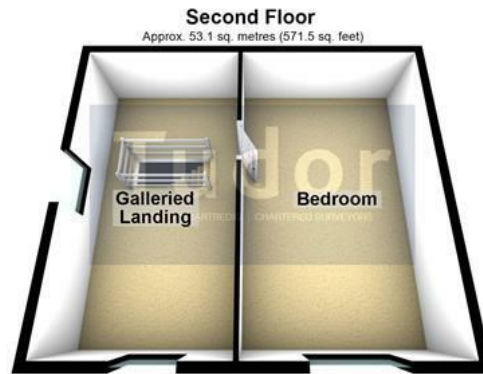
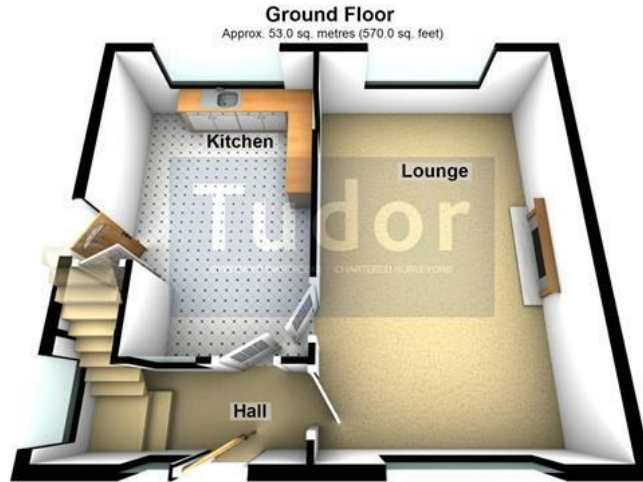
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Total area: approx. 158.9 sq. metres (1710.9 sq. feet)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
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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