

# Tudor

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**9, Stryd Yr Afon, Trefor, LL54 5LS**

**£140,000**

- End of Terrace Cottage
- Three Bedrooms
- Gardens to Front & Side
- With Great Potential
- Close Caernarfon & Pwllheli
- Double Glazing & Oil Central Heating





# 9 Stryd Yr Afon, Trefor, LL54 5LS

This end of terrace, former quarry mans cottage is located in a convenient position in the centre of this small coastal and rural village on the north coast of the glorious Llyn Peninsula.

Trefor is convenient for both Caernarfon and Pwllheli.

The accommodation offers great potential and is ripe for refurbishment, has the benefit of double glazing and oil central heating and briefly comprises the following:- Porch. Kitchen/diner. Lounge. Wet room. On the first floor: - Three bedrooms. Gardens to front and side adjoining the stream.

The freehold property is available immediately.

## GROUND FLOOR

### Porch

Opening to:

### Kitchen-Diner 11'10 x 16'5 (3.61m x 5.00m)

Worcester oil combi boiler for central heating and hot water. Kitchen units incorporating single drainer stainless steel sink unit. Outside door to rear. Radiator. Opening to:

### Inner Hall

Stairs to first floor.

### Lounge 10'0 x 13'0 (3.05m x 3.96m)

Radiator. Under stairs cupboard.

### Wet Room

Electric shower. Low level w.c. Pedestal washbasin. Radiator.

## FIRST FLOOR

### Landing

Radiator.

### Bedroom 10'0 x 11'0 (3.05m x 3.35m)

Radiator.

### Bedroom 9'5 x 8'5 (2.87m x 2.57m)

Disability lift to ground floor.

### Rear Bedroom 12'0 x 7'9 (3.66m x 2.36m)

Radiator.

## OUTSIDE

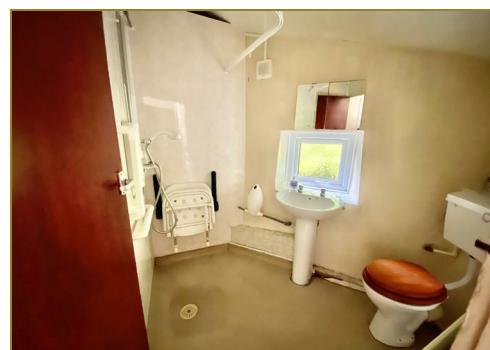
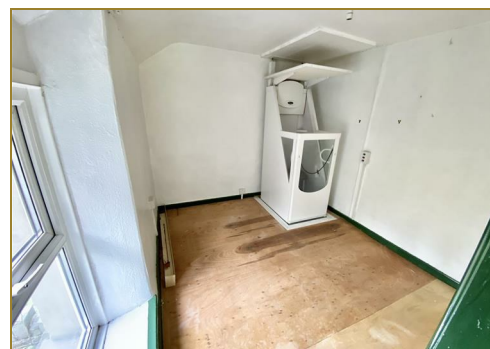
Front garden leading to garden area and shed to the side with great potential. Small yard at rear. Oil tank.

## 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.



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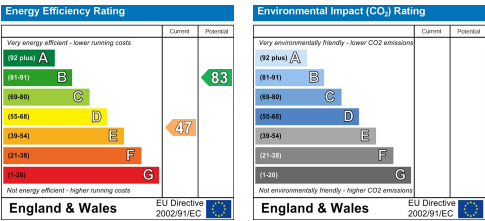
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