

Tudor

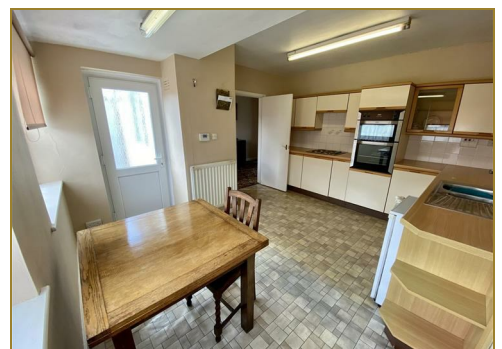
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Bryn Eithin, 14 Lon Ty'r Gof, Y Ffor, LL53 6UF

£210,000

- Detached Bungalow
- Popular Residential Area
- Three Bedrooms
- Rural Village
- Convenient for Pwllheli
- Parking, Garage & Gardens



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Tudor Estate Agents & Chartered Surveyors have been favoured with instructions to offer this detached bungalow for sale.

Bryn Eithin is located on a small residential estate on the outskirts of Y Ffor, a small rural village which is only a few miles from Pwllheli, the market town for the glorious Llyn Peninsula which boasts excellent amenities including leisure centre, golf course and marina.

The accommodation briefly comprises: Porch. Hall. Open plan lounge/diner. Kitchen. Three bedrooms. Bathroom. Toilet. Front and rear garden. Garage with utility area.

Porch

Hall

Radiator. UPVC double glazed door.

Lounge 13'11 x 15'3 (4.24m x 4.65m)

Radiator. Opening to:

Dining Area 7'6 x 9'1 (2.29m x 2.77m)

Radiator. Door to:

Kitchen 11'11 x 13'7 (3.63m x 4.14m)

Kitchen units with double oven and hobs. Single drainer stainless steel sink unit. Outside door.

Bedroom 1 (Front) 10'10 x 11'11 (3.30m x 3.63m)

Radiator.

Bedroom 2 (Rear) 9'5 x 12'0 (2.87m x 3.66m)

Maximum measurement L shaped room.

Bedroom 3 (Front) 8'0 x 12'0 (2.44m x 3.66m)

Radiator.

Toilet

Low level w.c.

Bathroom

Pedestal washbasin. Panelled bath with electric shower over. Radiator. Airing cupboard with cylinder.

OUTSIDE

Front garden. Parking area. Rear garden.

Garage 8'8 x 17'1 (2.64m x 5.21m)

Up and over door.

Utility 8'8 x 5'11 (2.64m x 1.80m)

(Oil boiler not working.) Toilet. Plumbing for washing machine. Service door to rear.



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SERVICES

We understand that mains water, electricity, drainage and oil 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.



From Pwllheli proceed North East on the A499 in the direction of Caernarfon. At Y Ffor, turn left at the crossroads and take the next right turning onto Lon Ty'r Gof. Enter the estate and turn left and then first right. Bryn Eithin is then on the left. O.S. Ref SH 396-391. Sat Nav Ref LL53 6UF

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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