

Tudor

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



18 Lime Street, Trefor, LL54 5LR

£148,500

- Traditional Quarryman's Cottage
- Double glazing
- Garden with stream boundary
- Close to beach, harbour & coastal path
- Two bedrooms
- Furniture and effects available



18 Lime Street, Trefor, LL54 5LR

TUDOR Estate Agents have been favoured with instructions to offer this traditional Quarryman's cottage for sale. The cottage is situated in Trefor, a coastal village on the North coast of the glorious Llyn Peninsula. The location is convenient for village amenities, including the village shop, Post Office, primary school and children's play area and community centre. Pwllheli and Caernarfon are within close reach, with excellent transport links to both. The cottage is a short walk to the beach, harbour and the Llyn coastal path.

The accommodation has been modernised and improved and briefly comprise the following:

Hall. Lounge. Kitchen. Bathroom. Two bedrooms. Front garden. The property has the benefit of off peak night storage heaters, double glazing and 150 Mbps fibre broadband connection.

The furniture and effects available at a price to be agreed.

Inspection recommended.

GROUND FLOOR

Hall

Off peak night storage heaters throughout.



Lounge 11'3 x 18'11 (3.43m x 5.77m)

Multi fuel stove with back boiler for hot water (immersion heater also for hot water). Understairs storage cupboard. Door to:

Kitchen 8'3 x 10'6 (2.51m x 3.20m)

Single drainer stainless steel sink unit. Plumbing for washing machine. Outside door.

Bathroom 4'11 x 7'6 (1.50m x 2.29m)

Pedestal wash basin. Panelled bath. Electric shower over. Low level W.C.



FIRST FLOOR

Landing

Rear bedroom 9'2 x 9'3 (2.79m x 2.82m)

Front bedroom 12'2 x 9'4 (3.71m x 2.84m)

Fitted wardrobes.



OUTSIDE

Front garden leading down to the stream.

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 'B'. The property is currently registered as a holiday let.

NOTE

Furniture and effects available at a price to be agreed.



Tudor

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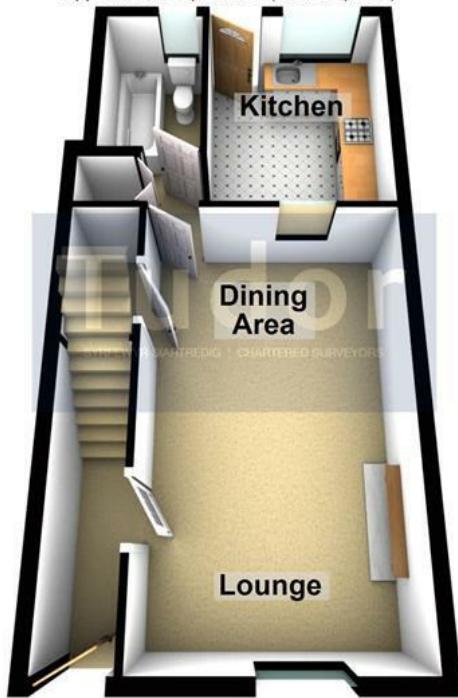
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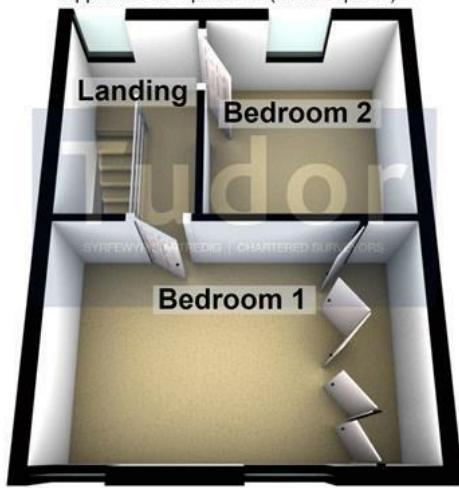
Ground Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



First Floor

Approx. 25.9 sq. metres (278.9 sq. feet)



Total area: approx. 65.8 sq. metres (708.7 sq. feet)

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Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (70-80) | C | | |
| (55-69) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (70-80) | C | | |
| (55-69) | D | | |
| (39-54) | E | | |
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| England & Wales | | EU Directive 2002/91/EC | |

