

Tudor

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Trem Tudwal Gwydryn Drive, Abersoch, LL53 7HU

Guide price £640,000

- Detached Dormer Bungalow
- Outskirts of Seaside Village
- Drive, Ample Parking & Garage
- Popular & Sought-After Position
- 3 Receptions & 5 Bedrooms
- Deck & Gardens with Views



Trem Tudwal Gwydryn Drive, Abersoch, LL53 7HU

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this detached dormer bungalow situated in a popular and sought after position on the outskirts of the village and occupies an elevated site on this small residential area enjoying spectacular views.

Abersoch is a renowned holiday destination village, famous for its water sports and is located on the south side of the glorious Llyn Peninsula. The spacious accommodation briefly comprises of the following:-

Hall. Lounge opening to dining room with patio door to south facing deck. Kitchen. Utility. Bathroom. Two bedrooms (interconnecting). Bedroom leading to conservatory. Two interconnecting bedrooms on the first floor with en-suite shower room.

Drive and ample parking. Garage. Large raised deck to the front of the property taking full advantage of the view. Large gardens to front and rear.

GROUND FLOOR

Hall

Stairs to first floor. Door to:

Bedroom 11'11 x 12'8 (3.63m x 3.86m)

Electric heater. Sliding door to:

Bedroom 12'0 x 6'7 (3.66m x 2.01m)

Lounge 13'11 x 13'9 (4.24m x 4.19m)

Fireplace. Bow window. Night storage heater. Arch opening to:

Dining Room 11'11 x 9'7 (3.63m x 2.92m)

Night storage heater. Sliding door to deck.

Inner Hall

Kitchen 11'3 x 9'8 (3.43m x 2.95m)

Single drainer stainless steel sink unit with mixer tap. Hobs and oven. Pantry cupboard.

Utility 5'9 x 6'3 (1.75m x 1.91m)

Outside door. Plumbing for washing machine.

Bathroom 8'8 x 8'7 (2.64m x 2.62m)

Coloured suite with low level w.c. Pedestal washbasin. Panelled bath. Cylinder cupboard. Airing cupboard.

Bedroom 8'7 x 11'8 (2.62m x 3.56m)

Cupboards. Door to:

Conservatory 12'11 x 9'8 (3.94m x 2.95m)

UPVC double glazed patio door to garden. Tiled floor.

FIRST FLOOR

Bedroom 17'4 x 10'4 (5.28m x 3.15m)

Dormer window. Door to:

Bedroom 9'4 x 7'1 (2.84m x 2.16m)

Eaves storage.



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En-Suite

Pedestal washbasin. Low level w.c. Shower cubicle.

OUTSIDE

Large deck with views. Patio to rear and steps up to garden.

Garage

With up and over door.

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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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

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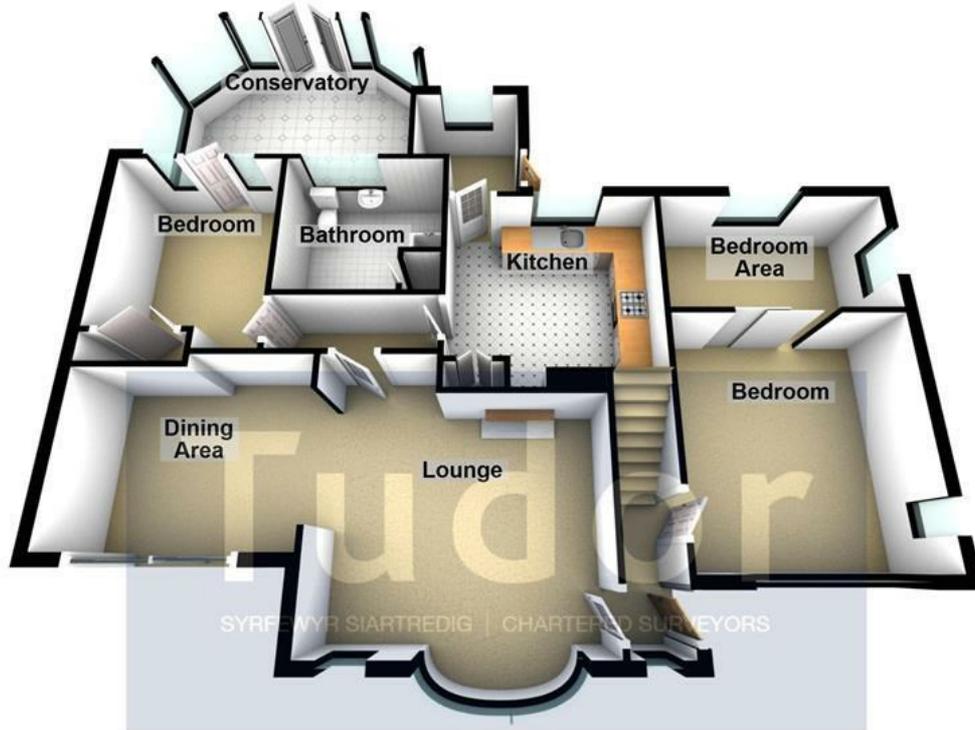
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Ground Floor

Approx. 102.0 sq. metres (1097.7 sq. feet)



First Floor

Approx. 26.3 sq. metres (282.6 sq. feet)



Total area: approx. 128.2 sq. metres (1380.3 sq. feet)

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Plan produced using PlanUp.

Trem Tudwal, Gwydryn Drive, Abersoch, Pwllheli

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 50, Potential 77

Environmental Impact (CO₂) Rating: Current E, Potential C



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