

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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5 Fron Hyfryd Terrace, Llithfaen, LL53 6NT **£169,950**

- End of Terrace Cottage
- Small Rural Village
- 2 Bedrooms & Attic Bedroom
- Modernised & Improved
- Elevated Position with Spectacular Views
- Open Plan Living & Conservatory



5 Fron Hyfryd Terrace, Llithfaen, LL53 6NT

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this delightful end of terrace cottage, presently used as a Holiday Let, situated on the outskirts of the village and occupies an elevated position with spectacular views over open countryside and Cardigan Bay beyond.

Llithfaen is a small rural village on the north coast of the glorious Llyn Peninsula and is close to Nant Gwrtheryn the picturesque Welsh language centre and is only about 7 miles to Pwllheli the market town for the area.

The comfortable accommodation is attractively decorated throughout and briefly comprises of the following: - Porch/Utility. Open Plan Kitchen/Diner/Lounge. Conservatory. Shower room. Two bedrooms and Attic Bedroom. Front patio garden with steps leading down to lawn. Small rear yard.

*Contents available at a price to be agreed

GROUND FLOOR

Porch/Utility 5'8 x 3'11 (1.73m x 1.19m)

Front door. Plumbing for washing machine. Door to:



Open Plan Kitchen/Diner/Living 13'5 x 16'2 (4.09m x 4.93m)

Underfloor heating powered by Air Source Heat Pump. Kitchen units with sink unit. Door to:

Conservatory 8'3 x 8'6 (2.51m x 2.59m)

Views. Tiled floor. Sliding patio door to patio and garden.



FIRST FLOOR

Landing

Rear Bedroom 7'1 x 8'10 (2.16m x 2.69m)

Radiator.



Shower Room/Toilet

Shower cubicle. Washbasin. Low level w.c. Towel radiator.

Front Bedroom 10'9 x 7'0 (3.28m x 2.13m)

Radiator. Views. Cylinder cupboard.

ATTIC BEDROOM

Accessed by fixed ladder. Velux roof light. Radiator. Pine boarded walls and ceiling.

Attic bedroom approved by Building Control.



OUTSIDE

Garden to the front with paved patio enjoying fantastic views.

SERVICES

We understand that mains water, electricity and drainage are connected to the property. Heating by Air Source Heat Pump located in the small rear yard. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand the property is freehold with vacant possession available on completion.

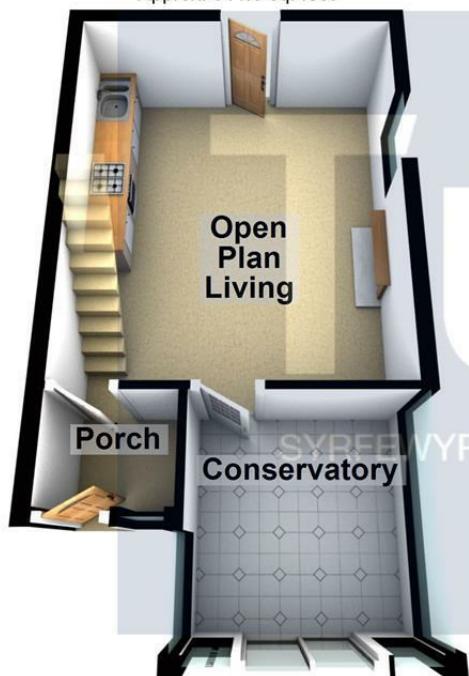
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Ground Floor

Approx. 311.6 sq. feet



First Floor

Approx. 216.6 sq. feet



Second Floor

Approx. 104.8 sq. feet



Total area: approx. 633.0 sq. feet

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Plan produced using PlanUp.

5 Fron Hyfryd, Llithfaen, Pwllheli

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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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