Tudor

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2 Bryn Ffynnon, Llanaelhaearn, LL54 5AD

£94,995

- Inner Terrace Cottage
- North Coast of the Llyn Peninsula
- Rear Garden
- Edge of Rural Village Location
- Two Bedrooms
- Great Potential

2 Bryn Ffynnon, Llanaelhaearn, LL54 5AD

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this inner terrace cottage, situated on the edge of the village and enjoying views over the surrounding countryside.
The property is located in a rural setting between Trefor and Llanaelhaearn, on the north coast of the glorious Llyn Peninsula, conveniently positioned for commuting to Pwllheli and Caernarfon. Offering excellent potential, the accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, Modern Kitchen, Two Bedrooms, and Bathroom.
To the rear, there is a yard with steps leading up to a lawned garden. The property is approached via a small lay-by, which provides ample parking and there is a bus stop adjacent, ideal for convenient public transport links.

GROUND FLOOR

Hall
Stairs to first floor. Door to:

Lounge 12'0 x 12'0 (3.66m x 3.66m)
Fireplace. Bay window.

Dining Room 12'0 x 4'8 (3.66m x 1.42m)

Kitchen
Modern kitchen with space for oven and hobs. Plumbing for washing machine. Outside door to rear.

FIRST FLOOR

Landing

Toilet
Low level w.c. Vanity washbasin.

Bathroom
Panelled bath. Cylinder cupboard.

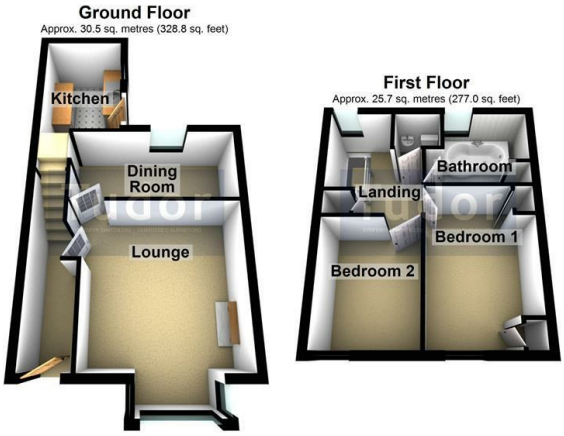
Bedroom 1
Fitted wardrobes.

Bedroom 2

OUTSIDE
Rear yard with shed. Steps up to lawn garden.

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 the property is freehold with vacant possession available on completion.



Total area: approx. 56.3 sq. metres (605.8 sq. feet)

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Plan produced using PlanUp.

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