

# Tudor

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chartered surveyors | estate agents | property managers



## Angorfa, 3 Cysgod Y Bryn, Llanbedrog, LL53 7PY £350,000

- Modern Detached Bungalow
- Outskirts of Llanbedrog
- Easily Maintained Gardens & Patio
- Private Residential Estate
- Three Bedrooms
- Ample Parking & Garage



# Angorfa 3 Cysgod Y Bryn, Llanbedrog, LL53 7PY

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this detached three bedroom bungalow for sale.

The bungalow is situated in a popular residential area on a private estate on the outskirts of Llanbedrog.

Llanbedrog is a popular seaside village on the south side of the glorious Llyn Peninsula offering village amenities including primary school, convenience shop, chemist, family friendly pubs, art gallery and a beautiful sandy beach. Only 3 miles from Abersoch the renowned water sports resort and 4 miles from Pwllheli the market town for the area.

The comfortable accommodation is in good decorative condition, has the benefit of double glazing and gas (LPG) central heating (new boiler and radiators installed July 2021) and briefly comprises of the following:- Hall. Lounge. Kitchen. Utility. Three bedrooms. Toilet. Shower room.

Ample parking. Easily maintained gardens with paved patio at the rear and garage.

Please contact us to make arrangements to view.

## Recessed Porch

## Entrance Hall

### Lounge 14'8 x 17'7 (4.47m x 5.36m)

Radiator. Gas living flame fireplace (Calor).



### Kitchen 8'7 x 13'11 plus recess (2.62m x 4.24m plus recess)

Fitted kitchen with integral dishwasher, washing machine, fridge and freezer, oven and hobs with hood over. Radiator.

## Utility Room

Worcester combi boiler for central heating and hot water, installed in July 2021.

Outside door.



## Inner Hall

Radiator.

## Toilet

Low level w.c. Washbasin.

### Shower Room 4'11 x 9'6 (1.50m x 2.90m)

Modern white suite with low level w.c. Washbasin. Shower cubicle.



### Bedroom 1 8'6 x 16'2 (2.59m x 4.93m)

Fitted wardrobes. Radiator.

### Bedroom 2 8'4 x 13'1 (2.54m x 3.99m)

Fitted wardrobes. Radiator.

### Bedroom 3 8'6 x 9'8 (2.59m x 2.95m)

Radiator.

## OUTSIDE

Large front garden. Drive and ample parking area. Paved rear garden area with side access to the front. Calor cylinder screened. Rockery garden at the rear.

### Garage 8'11 x 20'3 (2.72m x 6.17m)

Up and over door. Service door to rear.

## SERVICES

We understand that mains water, electricity, gas (LPG) no mains gas in Llanbedrog and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE



# Tudor

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

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# Angorfa 3 Cysgod Y Bryn, Llanbedrog, LL53 7PY

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



From Pwllheli proceed west on the A499 (in the direction of Abersoch). At Llanbedrog turn right on to the B4413 (in the direction of Aberdaron). Pass the school and then take the right turning at the crossroads on to Lon Pin and up the hill then take the first left turning into Ffordd Bryn Glas. Proceed into the estate and then take the first left turning and proceed down the hill and Angorfa is the third house on the left in the new private residential estate. O.S. Ref: SH 320 - 321. Sat Nav Ref: LL53 7PY.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (95-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (95-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	54	(55-68) <b>D</b>	
(39-54) <b>E</b>	69	(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	



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