

# Tudor

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



## 11-12 Bodegroes Terrace, Efailnewydd, LL53 5TH

**Guide price £220,000**

- Detached Cottage
- About 2 Miles to Pwllheli
- Two Bedrooms
- Small Rural Village
- Modernised & Improved
- Large Rear Garden



# 11-12 Bodegroes Terrace, Efailnewydd, LL53 5TH

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this delightful detached cottage for sale, situated in Efailnewydd, a small rural village, which is only about 2 miles from Pwllheli, the market town for the glorious Llyn Peninsula.

The cottage has been modernised and improved and briefly comprises of the following: Hall. Lounge. Study. Modern Kitchen-Diner. Utility. Two Bedrooms & Bathroom. Rear yard with steps leading up to large garden with deck and patio. Foot access to the street.

Council Tax Band 'B' \*\*Contents Also Available\*\*

## GROUND FLOOR

### Hall

Herringbone wood effect floor. Door to:

### Lounge 18'8 x 14'0 (5.69m x 4.27m)

Open beams. Multi fuel stove. Wall mounted electric heater.

### Kitchen-Diner 20'3 x 11'4 (6.17m x 3.45m)

Modern fitted cottage style kitchen incorporating Belfast sink with mixer tap. Space for Range cooker. Plumbing for dishwasher. Space for fridge freezer. Open beams. Wall mounted electric heater. Door to:

### Utility 6'2 x 11'5 (1.88m x 3.48m)

Units with single drainer stainless steel sink unit. Cupboard. Plumbing for washing machine. Tiled floor. Door to lounge. Outside door to rear.

### Study

Stairs to first floor. Wall mounted electric heater. Storage cupboard.

## FIRST FLOOR

### Landing

Airing cupboard with pre-lagged cylinder. Two velux sky lights.

### Bedroom 1 17'0 x 10'8 (5.18m x 3.25m)

Wall mounted electric heater.

### Bedroom 2 10'9 x 6'11 (3.28m x 2.11m)

Wall mounted electric heater.

### Bathroom 7'8 x 6'9 (2.34m x 2.06m)

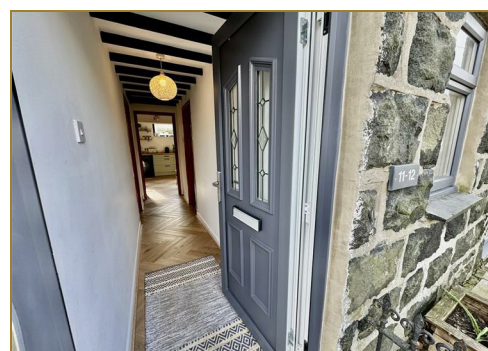
Panelled bath with shower over. Pedestal washbasin. Low level w.c. Tiled walls.

### Store Room 6'3 x 7'9 (1.91m x 2.36m)

Into eaves.

## OUTSIDE

Rear yard with foot access to the street. Steps up to rear lawn garden with deck and patio areas.



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## SERVICES

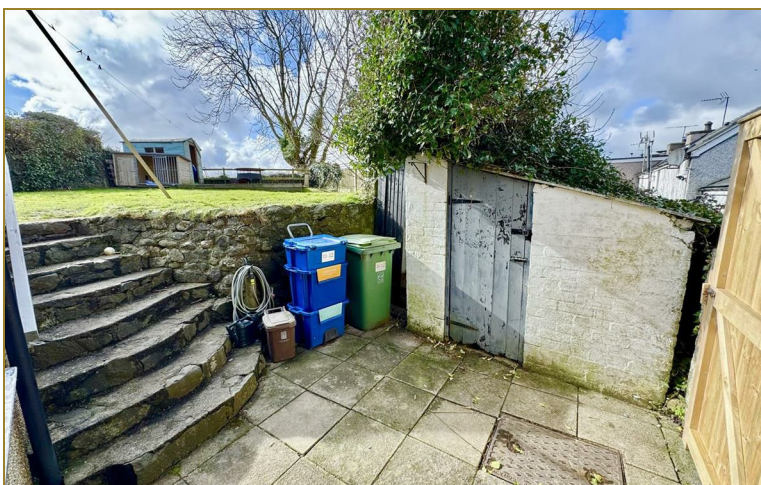
We understand that mains water, drainage and electricity are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

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

## GWYNEDD COUNCIL TAX

Band B



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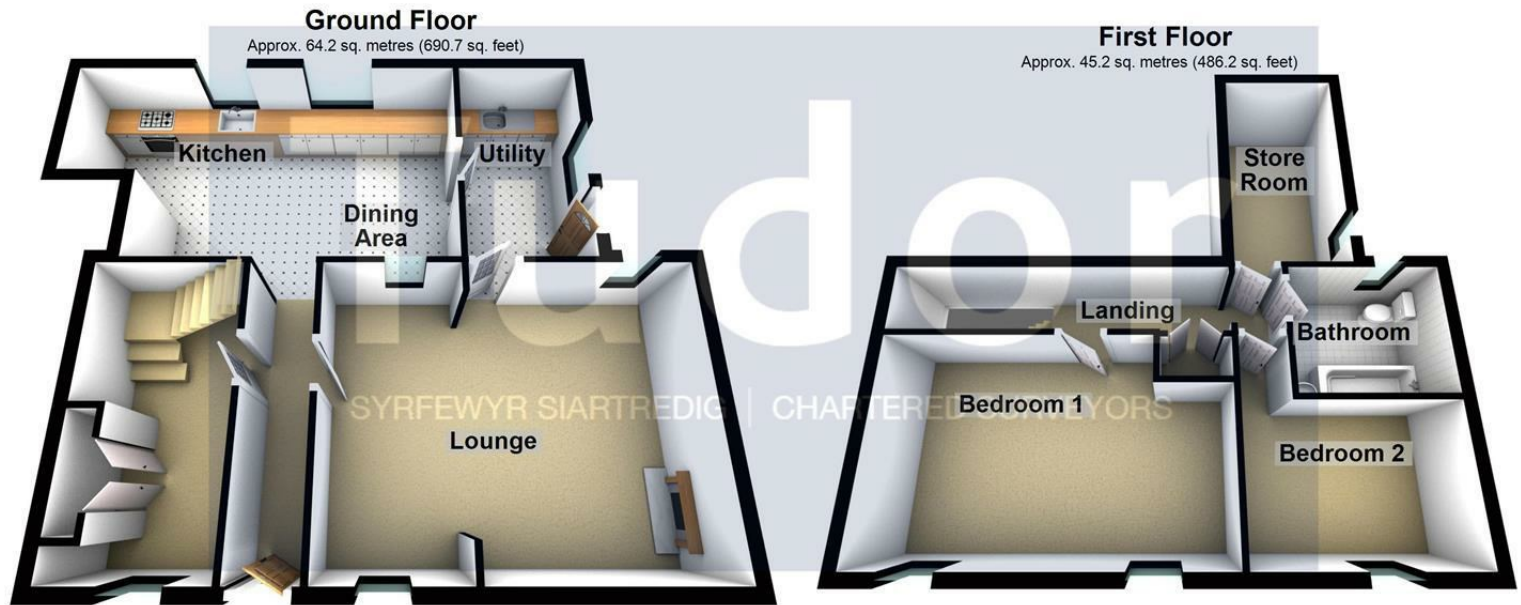
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Total area: approx. 109.3 sq. metres (1176.9 sq. feet)

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Plan produced using PlanUp.

11-12, Bodegroes Terrace, Efailnewydd, Pwllheli

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |           | (10 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (9-10) <b>B</b>                                                 |                         |           |
| (69-80) <b>C</b>                            |                         |           | (8-9) <b>C</b>                                                  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (7-8) <b>D</b>                                                  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (6-7) <b>E</b>                                                  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (5-6) <b>F</b>                                                  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (4-5) <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 |           | England & Wales                                                 | EU Directive 2002/91/EC |           |



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