

Tudor

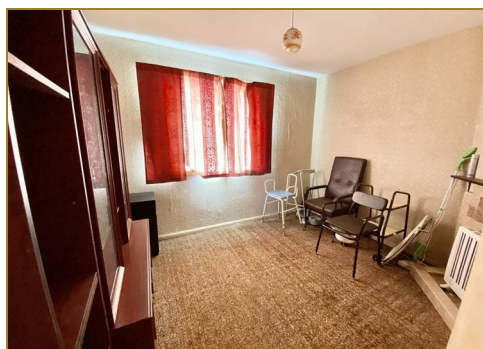
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



9, Tre'r Ddol, Rhydyclafdy, LL53 7YN

£134,500

- Semi-detached Residence
- Small Rural Area
- Ripe for Refurbishment
- Former Local Authority
- 2 Receptions & 3 Bedrooms
- Freehold



9 Tre'r Ddol, Rhydyclafdy, LL53 7YN

Tudor Chartered Surveyors and Estate Agents have been favoured with instructions to offer for sale this semi-detached residence, situated on a small residential estate in this rural village. Rhydyclafdy is convenient for Llanbedrog, Pwllheli and Abersoch.

The accommodation requires attention and is ripe for refurbishment and briefly comprises the following: Hall. Sitting room. Living room. Kitchen. Utility. Conservatory. Three bedrooms and shower room. Front garden with parking. Rear garden with great potential.

GROUND FLOOR

Hall

Radiator. Stairs to first floor. Quarry tiled floor. Under stairs storage.

Sitting Room 10'8 x 10'1 (3.25m x 3.07m)

Fireplace.

Living Room 15'2 x 10'9 (4.62m x 3.28m)

Fireplace. Radiator. Cylinder cupboard with pre-lagged cylinder. Door to:

Kitchen 15'7 x 6'1 (4.75m x 1.85m)

Single drainer one and a half bowl sink unit. Radiator. Door to:

Rear Hallway

Outside door.

Store

Plumbing for washing machine.

Utility 8'2 x 9'4 (2.49m x 2.84m)

Steps down to:

Conservatory 9'8 x 7'3 (2.95m x 2.21m)

UPVC double glazed and opening to garden.

FIRST FLOOR

Landing

Bedroom 2 10'5 x 10'6 (3.18m x 3.20m)

Fireplace.

Bedroom 1 11'2 x 12'3 (3.40m x 3.73m)

Radiator.

Bedroom 3 (Rear) 8'7 x 9'2 (2.62m x 2.79m)

Radiator.

Shower Room 6'9 x 6'0 (2.06m x 1.83m)

Wall mounted washbasin. Disabled accessed shower tray with electric shower. High level w.c. Radiator. Extractor fan.



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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

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OUTSIDE

Front garden with parking area. Rear garden. Mitsubishi electric air sourced heat pump for central heating and hot water.

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.



From Pwllheli proceed north west on the A497. Turn left in the centre of Efailnewydd (B4415) and proceed to Rhydyclafdy. Enter the village, go over the bridge and take the first left turning. Tre'r Ddol estate is on the right hand side. Sat Nav Ref: LL53 7YN

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



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