# Tudor

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## Blaen Ffridd, Chwilog, LL53 6NX

## Or nearest offer £295,000

- Spacious Dormer Bungalow
- Convenient for Criccieth & Pwllheli
- Ample Parking, Garage & Rear Garden
- Outskirts of Small Rural Village
- 2 Receptions, 3 Bedrooms & 2 Bathrooms
- No Chain

# Blaen Ffridd, Chwilog, LL53 6NX

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this spacious dormer bungalow, occupying a convenient position on the outskirts of Chwilog — a charming rural village approximately five miles from the seaside market town of Pwllheli for the glorious Llyn Peninsula.

The property has been thoughtfully extended to provide generous and adaptable accommodation, benefiting from oil-fired central heating and double glazing throughout.

In brief, the accommodation comprises: Porch/Sun Room. Entrance Hall. Lounge. Dining Room. Kitchen. Bedroom & Bathroom. Utility. Garage. To the first floor is the Principal Bedroom suite, complete with Dressing Room/Office and En-suite Bathroom. Spacious Rear Bedroom

To the front the property benefits of drive with ample parking leading to a rear lawned garden.

Viewing highly recommended

## GROUND FLOOR

**Porch/Sun Room**
Radiator.

**Hall**
Airing cupboard with cylinder.

**Lounge 12'8 x 17'8 (3.86m x 5.38m)**
Living flame gas fire. Radiator.

**Dining Room 12'9 x 10'5 (3.89m x 3.18m)**
Maximum measurements to recess. Radiator.

**Rear Bedroom 9'10 x 10'4 (3.00m x 3.15m)**
Plus recess for wardrobe. Radiator.

**Bathroom 5'10 x 6'4 (1.78m x 1.93m)**
Low level w.c. Pedestal washbasin. Panelled bath.

**Kitchen 10'2 x 13'0 (3.10m x 3.96m)**
Fitted kitchen with breakfast bar. Single drainer stainless steel sink unit with mixer tap. Hob and double oven. Integral fridge. Radiator.

**Rear Hall**
Stairs first floor. Oil boiler for central heating and hot water.

**Garage 9'0 x 16'3 (2.74m x 4.95m)**
Up and over door. Toilet.

**Utility 9'0 x 6'0 (2.74m x 1.83m)**
Belfast sink. Plumbing for washing machine. Quarry tile floor. Outside door.

## FIRST FLOOR

**Landing**

**Main Bedroom 17'6 x 15'3 (5.33m x 4.65m)**
Maximum measurements L shaped room. Dormer window. Built in wardrobes. Limited headroom at eaves. Door to:

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**Office/Dressing Room 10'0 x 10'3 (3.05m x 3.12m)**
Limited headroom at eaves. Eaves storage cupboard. Radiator.

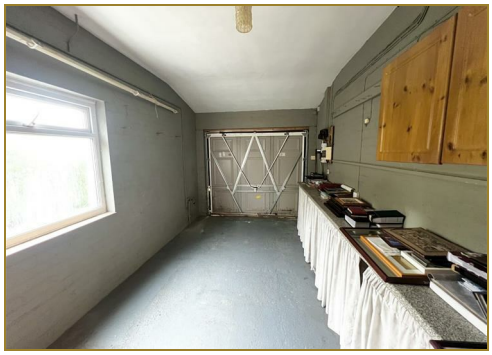
**En-Suite Bathroom 9'7 x 8'3 (2.92m x 2.51m)**
Low level w.c. Bidet. Washbasin. Shower cubicle with electric shower.

**Rear Bedroom 17'0 x 10'5 (5.18m x 3.18m)**
Limited headroom at eaves. Radiator.

**OUTSIDE**
Ample parking to front. Rear lawn garden.

**SERVICES**
We understand that mains water, electricity and drainage are connected to the property. Oil Central Heating. 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.



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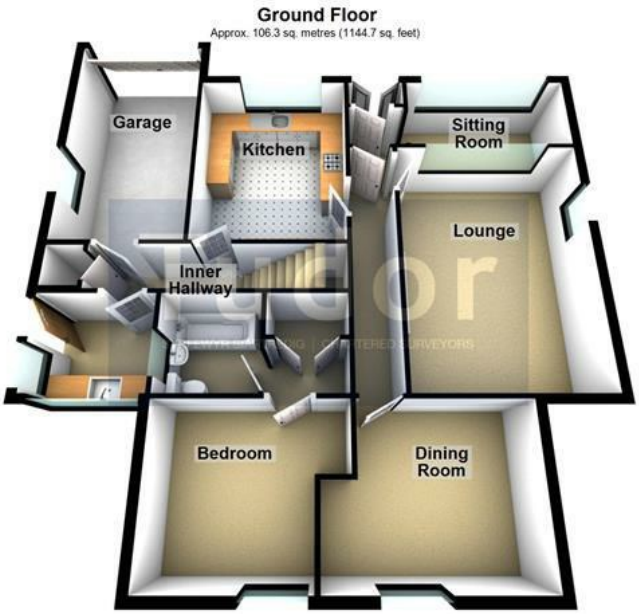


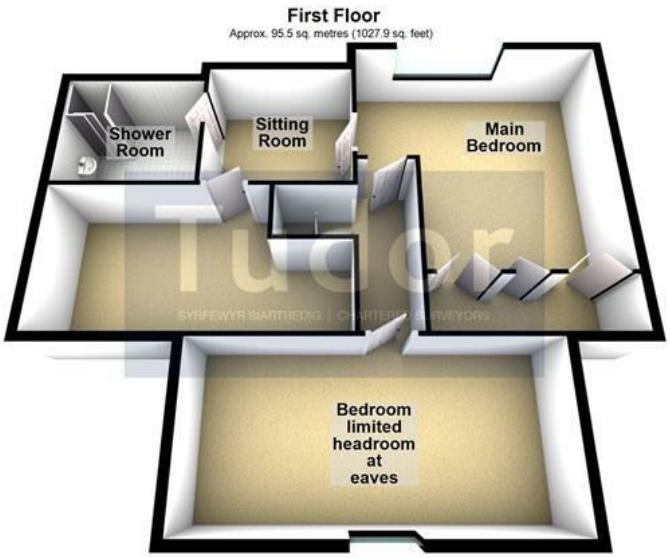


Total area: approx. 201.8 sq. metres (2172.6 sq. feet)

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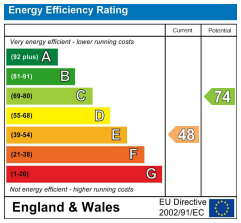
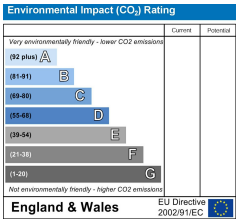
Plan produced using PlanUp.

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