

# Tudor

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



**Trem yr Eifl, Llithfaen, LL53 6PA**

**£135,000**

- Inner Terrace Cottage
- Delightful Views
- Oil Central Heating
- Small Rural Village
- Three Bedrooms
- Rear Yard with Shed



# Trem yr Eifl, Llithfaen, LL53 6PA

Tudor Estate Agents & Chartered Surveyors have been favoured with instructions to offer this inner terrace cottage for sale. Trem Yr Eifl is located in a small rural village on the north side of the Llyn Peninsula with the benefit of spectacular views over open countryside with Cardigan Bay and St Tudwals Islands in the distance.

Llithfaen is only about 4 miles to Nefyn and 7 miles to Pwllheli, the market town for the area.

The accommodation offers great potential with the benefit of double glazing and oil central heating and briefly comprises the following:- Hall. Through Lounge with attractive stone fireplace and multi fuel stove. Kitchen with outside door to rear. Three Bedrooms. Bathroom. Rear yard with shed/workshop.

## GROUND FLOOR

### Hall

Radiator. Stairs to first floor. Door to:

### Lounge 11'6 x 19'11 (3.51m x 6.07m)

Attractive stone fireplace and multi fuel stove. Two radiators.

### Kitchen 6'8 x 7'10 (2.03m x 2.39m)

Single drainer sink unit. Wooden worktop with shelving. Outside door with steps down to rear yard.



## FIRST FLOOR

### Landing

### Bathroom

Radiator. Low level W.C. Pedestal washbasin. Disabled shower with electric shower.



### Rear Bedroom 9'9 x 7'9 (2.97m x 2.36m)

Radiator.

### Front Bedroom 8'8 x 11'8 (2.64m x 3.56m)

Radiator.

### Front Bedroom 5'1 x 8'6 (1.55m x 2.59m)

Radiator.



## OUTSIDE

Steps down to rear yard. Oil tank. Foot access to the street.

### Shed/Workshop 5'8 x 13'5 (1.73m x 4.09m)

### Boiler Room

Oil boiler for central heating and hot water.

## 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.



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

T: 01758 701 100

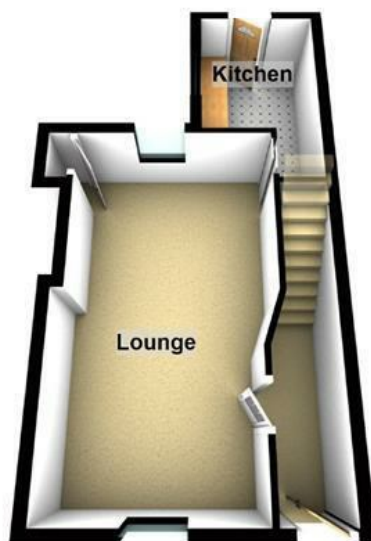
E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

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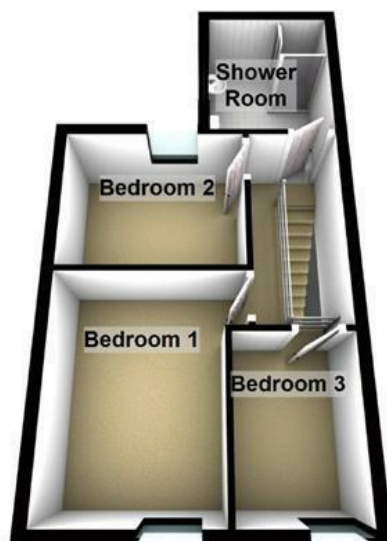
## Ground Floor

Approx. 332.6 sq. feet



## First Floor

Approx. 352.5 sq. feet



Total area: approx. 685.1 sq. feet

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Plan produced using PlanUp.

**Trem yr Eifl, Llithfaen, Pwllheli**

From Pwllheli proceed north east on the A499. At Y Ffor turn left onto the B4354 and continue for about 3 miles. At the crossroads at Pentreuchaf turn right, signposted Llithfaen. Enter the village and at the crossroads turn right and Trem yr Eifl is then on the right. O.S Ref: SH 356-432. Sat Nav ref: LL53 6PA.

| 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>                          |         |           | (92 plus) <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>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (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                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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