

Tudor

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22 Cae Hendy, Llanbedrog, LL53 7NY

Guide price £195,000

- Semi-Detached Residence
- Popular Seaside Village
- Gardens to Front & Rear
- Quiet Cul-de-sac
- 3 Bedrooms
- Close to Amenities & School



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The property is free from Section 157 Housing Act covenants and Section 106 planning obligations. This former local authority residence is positioned in this quiet cul-de-sac in the centre of Llanbedrog, a small and popular seaside village on the south side of the glorious Llyn Peninsula. Within easy walking distance of the amenities and school.

Abersoch the renowned watersports resort is only about 3 miles and Pwllheli the market town for the area is about 4 miles. The accommodation has the benefit of oil central heating and double glazing and briefly comprises of the following: - Porch. Hall. Lounge-Diner. Kitchen. Utility room. Three bedrooms and bathroom. Gardens to front and rear with patio and lawn.

*Please note this property is of a non-standard construction

Gwynedd Council Tax Band: B. Property's registered last use was as a main residence.

GROUND FLOOR

Porch

UPVC double glazed windows and patio doors.

Hall

Radiator. Stairs to first floor.

Lounge-Diner 11'1 x 11'1 (3.38m x 3.38m)

Two radiators. Fireplace. Door to:

Kitchen 8'5 x 10'0 (2.57m x 3.05m)

Kitchen units incorporating oven and hobs. Integral fridge and dishwasher. Door to:

Utility 6'0 x 10'2 (1.83m x 3.10m)

Plumbing for washing machine. Oil combi boiler. Outside door to rear.



FIRST FLOOR

Landing

Storage cupboard.

Bathroom

Panelled bath with shower attachment. Low level w.c. Pedestal washbasin.

Rear Bedroom 11'4 x 9'8 (3.45m x 2.95m)

Radiator. Fitted wardrobes.

Front Bedroom 7'4 x 10'4 (2.24m x 3.15m)

Radiator.

Front Bedroom 9'11 x 7'0 (3.02m x 2.13m)



SERVICES

We understand that mains water, electricity, oil (oil tank at rear) 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.



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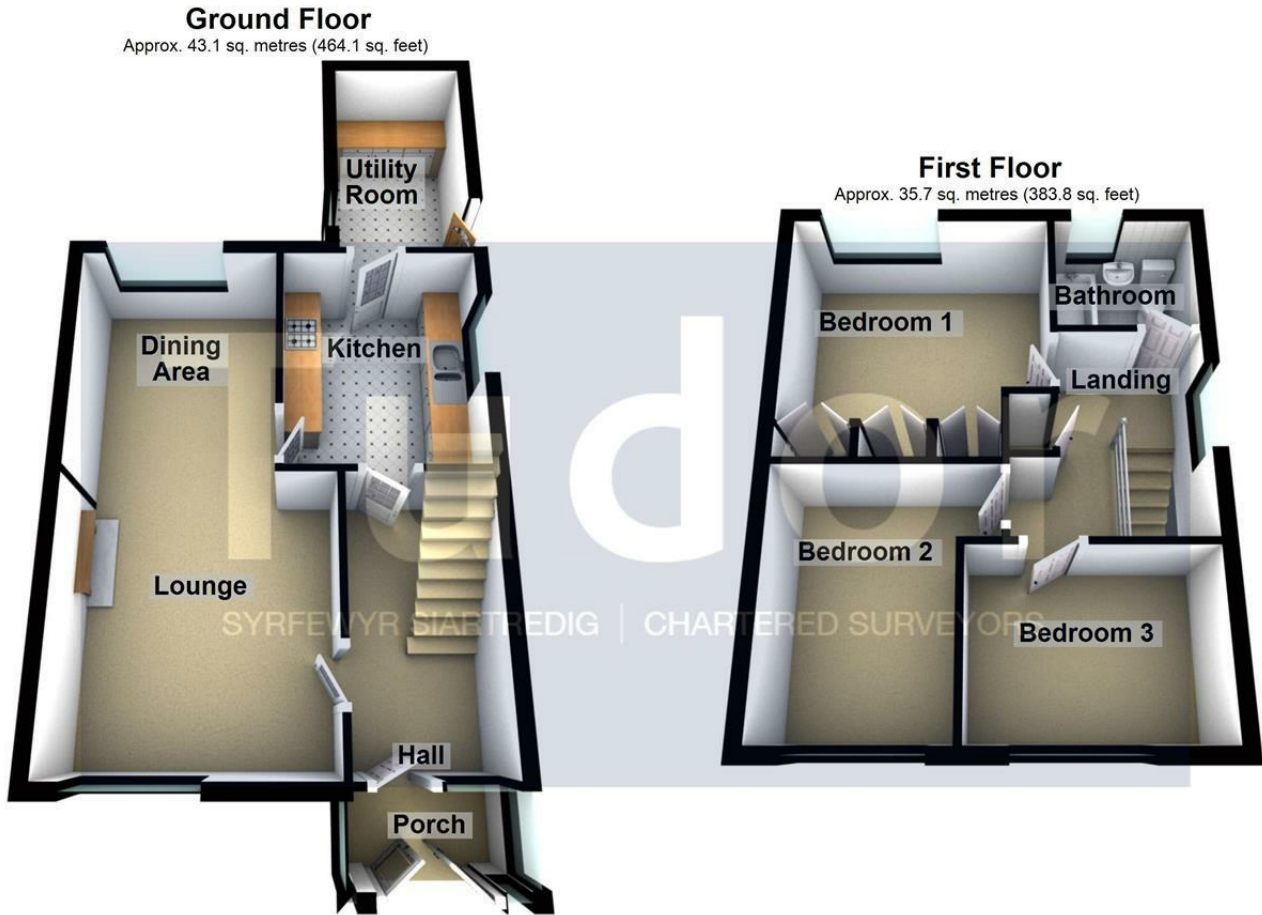
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Total area: approx. 78.8 sq. metres (847.9 sq. feet)

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Plan produced using PlanUp.

22 Cae Hendy, Llanbedrog, Pwllheli

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Worst	Very environmentally friendly - lower CO ₂ emissions	Current	Worst
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 55 (Current), 72 (Target)

Environmental Impact (CO₂) Rating: C (Current), G (Worst)



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