

Tudor

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



Eryri, Abersoch, LL53 7ER

£950,000

- Detached Bungalow
- Includes Small Caravan Site
- Static Caravan with Letting History
- Outskirts of Abersoch
- Popular Tourist Area
- Three Bedrooms



Eryri, Abersoch, LL53 7ER

Tudor Estate Agents & Chartered Surveyors have been favoured with instructions to offer this detached bungalow residence to include the small caravan site and static caravan.

The property is located in a popular tourist area on the outskirts of Abersoch, the renowned seaside resort which is located on the south side of the Llyn Peninsula.

The spacious accommodation briefly comprises: Entrance Hall. Lounge. Kitchen. Utility room. Garage. Three bedrooms. Bathroom.

Drive and ample parking. Gardens to the front and rear. Static caravan with letting history. Outbuildings.

Separate road access to the caravan site with six pitches with hookups.

Inspection highly recommended

Porch

Entrance Hallway

Lounge 14'6 x 13'10 (4.42m x 4.22m)

Radiator. Fireplace. Door to:

Kitchen 12'10 x 12'9 (3.91m x 3.89m)

Kitchen units incorporating double drainer stainless steel sink unit. Radiator. Plumbing for washing machine.

Utility Room 10'8 x 11'9 (3.25m x 3.58m)

Outside door. Oil fired boiler for central heating. Door to:

Garage 10'9 x 17'8 (3.28m x 5.38m)

Bathroom 8'11 x 7'9 (2.72m x 2.36m)

Shower cubicle. Pedestal washbasin. Low level w.c.

Bedroom 1 20'1 x 12'0 (6.12m x 3.66m)

Presently used as a second lounge. Radiator.

Bedroom 2 10'6 x 11'1 (3.20m x 3.38m)

Radiator.

Bedroom 3 14'10 x 10'10 (4.52m x 3.30m)

Radiator.

OUTSIDE

Drive and ample parking. Front garden. Rear garden. Oil tank.

STATIC CARAVAN

With separate enclosed garden area. The caravan has been used for holiday letting.

ADJOINING CARAVAN SITE

Separate road access and six pitches. Water supply and electrical hookups.

OUTBUILDING WITH POTENTIAL



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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.

Please note that it will be the buyer's responsibility to submit the First Registration with Land Registry after completion.



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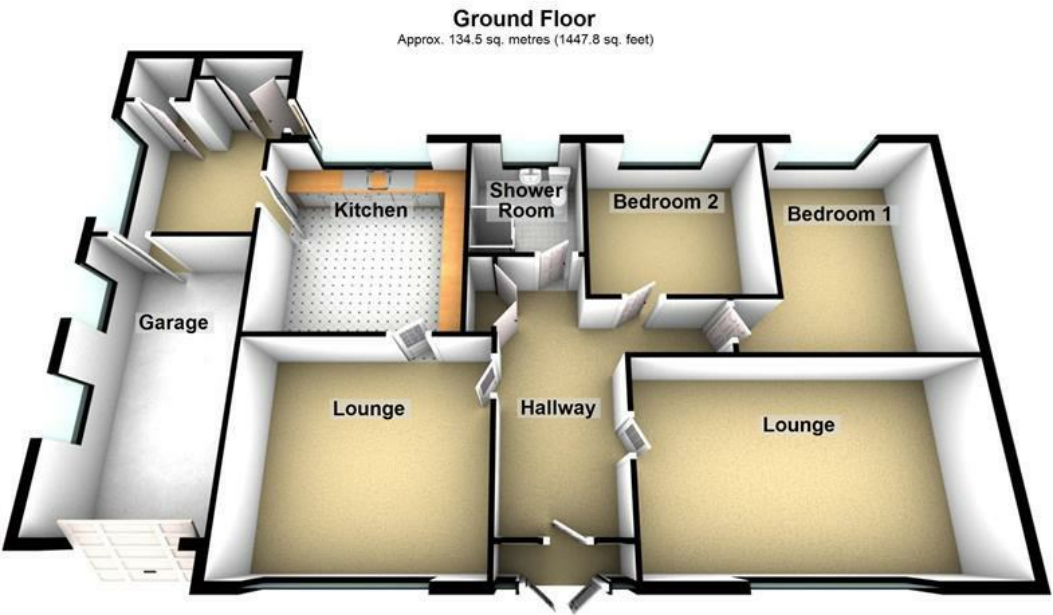
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Total area: approx. 134.5 sq. metres (1447.8 sq. feet)
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Plan produced using PlanUp.

Eryri, Abersoch, Pwllheli

From Pwllheli proceed West on the A499. Proceed through Abersoch and around the one way system and follow the signs for Sarn Bach. On the road to Sarn Bach, Eryri is the last property on the right. OS Ref SH306-272. Sat Nav Ref LL53 7ER.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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