

# Tudor

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chartered surveyors | estate agents | property managers



## Cartrefle Lon Cae Glas, Ederm, LL53 8YT

**£190,000**

- Inner Terrace Cottage
- Small Rural Village
- Three Bedrooms
- Popular Residential Area
- Close to Morfa Nefyn
- Rear Garden with Summerhouse





# Cartrefle Lon Cae Glas, Edern, LL53 8YT

Tudor Estate Agents & Chartered Surveyors have been favoured with instructions to offer this inner terrace cottage for sale.

Cartrefle is located in the centre of this small rural village which is only about 2 miles from Morfa Nefyn with the championship golf course, Porthdinllaen, the beach and spectacular coastal paths and about 8 miles from Pwllheli the market town for the area.

The comfortable accommodation is attractively decorated throughout, has the benefit of double glazing and oil central heating and briefly comprises of the following: -

Hall. Open plan lounge/dining. Kitchen. Three bedrooms and shower room. Rear garden.

## GROUND FLOOR

### Hall

Tiled floor. Radiator. UPVC double glazed door. Stair to first floor. Door to:

### Open Plan Lounge/Dining 12'5 x 18'4 (3.78m x 5.59m)

Laminate wood effect floor. 'Clear View' multi fuel stove. Two wall lights. Deep window seat in bay (not fitted). Two radiators. Door to:

### Kitchen 16'8 x 9'6 (5.08m x 2.90m)

Fitted kitchen with single drainer stainless steel sink unit. Integral dishwasher. Plumbing for washing machine. Under stairs cupboard. Outside door.



## FIRST FLOOR

### Landing

Airing cupboard with cylinder.

### Front Bedroom 7'3 x 9'7 (2.21m x 2.92m)

Radiator. UPVC double glazed window.

### Principal Bedroom 8'0 x 12'4 (2.44m x 3.76m)

Plus door recess. Radiator.

### Rear Bedroom 10'3 x 6'3 (3.12m x 1.91m)

Radiator.

### Shower Room 6'0 x 8'3 (1.83m x 2.51m)

Vanity unit. Low level w.c. Shower cubicle (electric shower).



## OUTSIDE

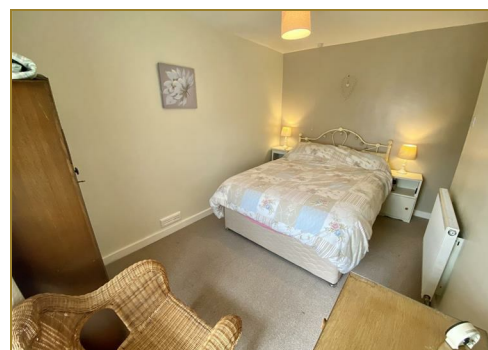
The rear garden is located at the end of the footpath with the benefit of a summerhouse and garden shed. Oil tank.

## SERVICES

We understand that mains water, electricity, drainage and oil 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.



# Tudor

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From Pwllheli proceed north-west on the A497, pass through Efailnewydd and then at the Bryn Cynan roundabout proceed straight ahead B4412 second exit). At the crossroads in the centre of Morfa Nefyn turn left in the direction of Aberdaron and proceed into Edern., over the bridge, pass The Ship (on the right) and at the crossroads in the centre of the village, turn right. Cartrefle is then on the left. O.S Ref: SH 273-396. Sat Nav Ref: LL53 8YT.

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



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