



8 CAE HENDY
LLANBEDROG LL53 7NY
£275,000





CROESO | WELCOME:

Mae 8 Cae Hendy yn gyn dŷ Cyngor wedi ei osod dros ddau lawr gyda ffenestri gwydr dwbl a gwres canolog. Eistedd ar blot seis da gyda garej dwbl, lle parcio, iard i'r ochr, patio i'r cefn gyda stepiau yn mynd i fynnu at ardd uchel, i wneud y mwyaf o'r golygfeydd.

Ar y llawr gwaelod mae yna lolfâ gyda lle bwyta, ystafell haul, cegin, iwtiliti. Ar yr ail lawr mae yna 3 llofft ac ystafell ymolchi. Os chwilio am gartref teulu yn Llanbedrog, mae rhif 8 werth ei weld er mwyn gwerthfawrogi beth sydd ar gael.

No 8 is a light and spacious ex local authority semi-detached home which benefits from uPVC double glazing and central heating. Located on a spacious plot with off road parking, double garage, side yard, patio and steps leading up to raised garden to enjoy the views.

The property is set over 2 floors with entrance hall, lounge, conservatory, kitchen, utility room to ground floor and 3 bedrooms plus bathroom to first floor.





CYNTEDD | ENTRANCE HALL:

uPVC double glazed window and door. Built-in storage cupboard. Radiator. Stairs to first floor.

LOLF A GYDA LLE BWYTA | LOUNGE/DINER:

11' 3" x 22' 0" (3.44m x 6.71m) Maximum measurements. uPVC double glazed window, 2 x radiators. uPVC double glazed door to:

YSTAFELL HAUL | CONSERVATORY:

8' 2" x 14' 9" (2.49m x 4.5m) Radiator. uPVC double glazed windows and door to rear patio.



CEGIN | KITCHEN:

8' 3" x 9' 10" (2.54m x 3.02m) Range of base and wall units. Radiator, uPVC double glazed window. Built-in storage cupboard extending to under the stairs.

IWTILITI | UTILITY:

6' 3" x 9' 11" (1.93m x 3.04m) uPVC double glazed window and uPVC stable style door to side.

PEN GRISIAU | FIRST FLOOR LANDING:

Access to roof space. uPVC double glazed window with views. Linen cupboard with shelves and radiator.



LLOFFT 1 | BEDROOM 1:

11' 5" max x 9' 6" (3.49m max x 2.9m) uPVC double glazed window with views over countryside towards Mynydd Tir-Y-Cwmwd, radiator. Built-in wardrobes with sliding mirrored doors. Shower cubicle with waterfall head and handheld attachment.

LLOFFT 2 | BEDROOM 2:

7' 5" x 10' 3" (2.27m x 3.14m) L-shaped fitted units. uPVC double glazed window and radiator.

LLOFFT 3 | BEDROOM 3:

9' 10" x 7' 3" (3.02m x 2.21m) uPVC double glazed window and radiator.



YMOLCHFA | BATHROOM:

Bath with shower attachment to taps, washbasin, toilet. uPVC double glazed window and towel rail.

TU ALLAN | OUTSIDE:

High boundary wall to front and side. Gate leading to tarmac drive providing off road parking. front garden area with shrubs and trees. Double garage 5.93m x 4.96 with power, light and large roller door.



Gate to side of garage with concrete floored yard/storage area, with high boundary wall surrounding. Gate leading to rear patio area with external oil boiler, steps leading to raised patio garden area to enjoy the views.

PERCHNOGAETH | TENURE:

Freehold.

TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:

D - 55

TRETH CYNGOR | COUNCIL TAX BAND:

B

GWASANAETHAU | SERVICES (NOT TESTED):

We believe that mains water, electric, and drainage plus oil central heating are connected.

CYFARWYDDIADAU | DIRECTIONS:

From Pwllheli follow the A499 towards Llanbedrog, turning right for Mynytho (B4413). Cae Hendy can be found on your left hand side, just with the village hall. Turn into the estate and you will see number 8 in front of you.



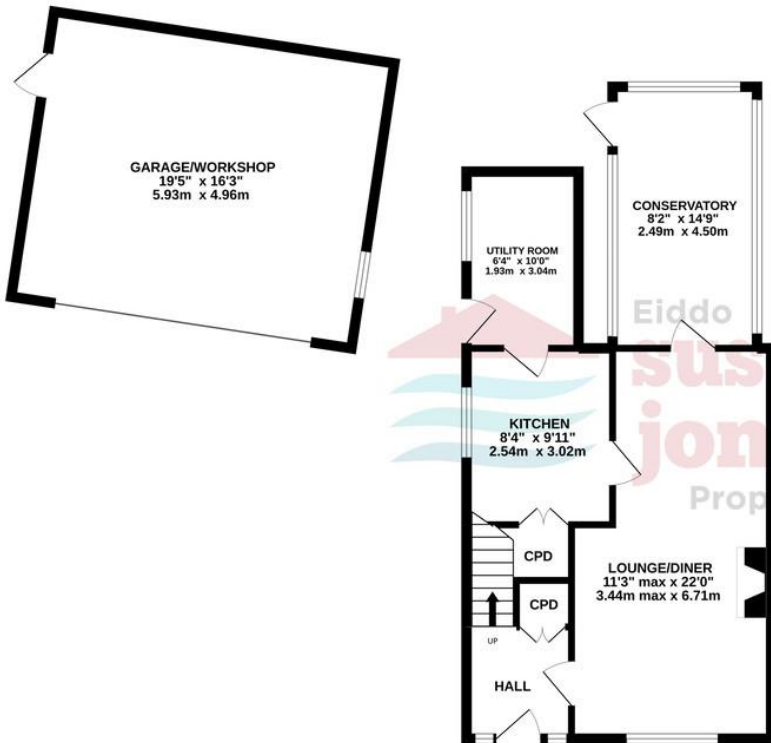
NODYN | PLEASE NOTE:

We have been informed that the property is a non-standard construction as it is steel framed.

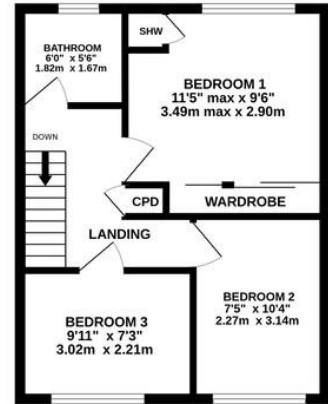




GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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