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Orme Villa, Trefor, Caernarfon, Gwynedd, LL54 5LB

Asking Price: £245,000

EPC Rating: C

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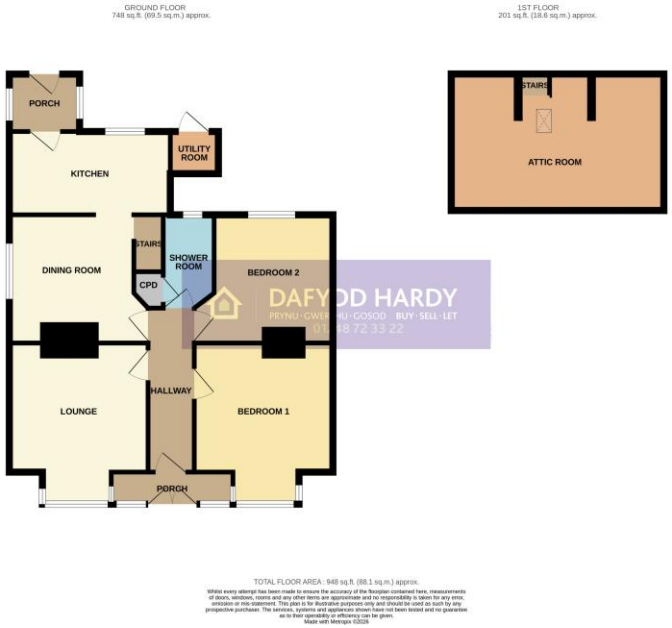
Summary

Situated in a popular residential area of the picturesque coastal village of Trefor, this well-presented two Bedroom Detached Dormer Bungalow offers spacious and versatile accommodation, a generous south-facing rear garden and delightful views towards the surrounding mountainside. The property also benefits from two Reception Rooms with multi-fuel stoves, a generous Attic Room with sea views, and a range of energy-efficient features. Trefor's beach and village shop are both within easy reach, while the larger towns of Pwllheli and Caernarfon, approximately 10 miles away, provide a wider range of amenities. The accommodation begins with an Entrance Porch featuring original quarry tiled flooring, leading into a welcoming Hallway with attractive laminate flooring. To the front of the property is the generous lounge, complete with a multi-fuel stove set within the original chimney breast, a charming bay window and matching laminate flooring. Adjacent is the Dining Room, which also features a multi-fuel stove and original quarry tiled flooring, while a side-facing window perfectly frames views of the neighbouring fields and mountainside, creating a warm and inviting space for entertaining or relaxing. To the rear is the bright, south-facing Kitchen, fitted with wood-effect cabinetry, contrasting black worktops, an integrated oven, hob and extractor, together with plumbing for a dishwasher. A rear porch provides convenient access to the garden. Both bedrooms are located on the ground floor, with the principal bedroom positioned to the front and the second bedroom overlooking the rear garden. The accommodation is completed by a modern Shower Room, fitted with a double-width electric shower, W/C, washbasin, partially tiled walls and tiled flooring. A useful understairs cupboard provides additional storage. A staircase from the dining room leads to the spacious Attic Room, a versatile area ideal for a hobbies room or home office. The room benefits from a Velux roof window to the rear and a slim front-facing window, which enjoys attractive views towards the sea. Externally, the generous south-facing rear garden has been thoughtfully maintained and features a combination of crushed slate, a lawn with pathway and a paved patio with decorative slate, providing an excellent space for outdoor dining and entertaining. At the far end of the garden is a timber garden shed and a dedicated planting area, while a useful outshed currently serves as a store/utility room with plumbing for a washing machine. To the front, the property is enclosed by a low boundary wall and metal fencing with two pedestrian gates. There is potential, subject to any necessary consents, to create off-road parking if desired. A pathway along the left-hand side provides access to the rear garden. The home further benefits from insulated external walls, an air source heat pump, solar panels with battery storage and the ability to export surplus electricity back to the grid, together with uPVC double glazing throughout, offering an energy-efficient and environmentally conscious home.

Directions

From our Caernarfon office, follow the A487/A499 in the direction of Pwllheli. Continue this route passing through Clynnog Fawr and Gyrn Goch. After the straight stretch of road, take the first turning on your right signposted Trefor and proceed directly into the village. As you enter the village, turn right onto Beach Road. Follow the road down and it is the last property on the right-hand side.

What3Words: legwork.inspected.machinery



Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Air Source Heat Pump. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band C.

Energy Performance Rating

The property has the following EPC rating: C. See EPC report for full information.













Ground Floor	
Porch	*2.74m x 0.69m (9' x 2'3")*
Hallway	*4.28m x 1.19m (14'1" x 3'11")*
Lounge	*4.10m x 3.51m (13'5" x 11'6") Max. dimensions*
Kitchen	*4.05m x 2.11m (13'3" x 6'11")*
Dining Room	*3.51m x 3.25m (11'6" x 10'8") Max. dimensions*
Bedroom 1	*4.06m x 3.52m (13'4" x 11'7") Max. dimensions*
Bedroom 2	*3.50m x 3.25m (11'6" x 10'8") Max. dimensions*
Rear Porch	*1.78m x 1.44m (5'10" x 4'9")*
Outside Utility/Store	*1.22m x 1.07m (4' x 3'6")*
First Floor	
Attic Room	*5.39m x 3.44m (17'8" x 11'3") Max. dimensions*

- Detached Bungalow
- 2 Bedrooms
- 1 Shower Room
- 2 Reception Rooms with Multi-Fuel Burners
- Spacious Attic Room
- South-Facing Garden with Mountain Views
- Central Village Location & Close to Beach
- Air Source Heat Pump & uPVC Double Glazing






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