

# Tudor

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



**Court Place, Caernarfon Road, Pwllheli, LL53 5LF**

**£160,000**

- Detached Residence
- 2 Bedrooms & 2 Receptions
- Close to the Town
- Elevated Position
- Patio with Views towards the Marina
- Inspection Recommended



# Court Place Caernarfon Road, Pwllheli, LL53 5LF

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this detached property located in an elevated position away from the road but still within easy walking distance of the town. Pwllheli, the seaside and market town for the glorious Llyn Peninsula offer a great variety of amenities including leisure centre and golf course.

The accommodation has the benefit of double glazing and gas central heating and briefly comprises of the following: Hall. Bathroom. Two bedrooms on the ground floor.

On the first floor: Kitchen. Sitting room. Lounge/dining with views towards the marina and the mountains of Mid-Wales beyond.

Steps leading up to small patio area benefitting from the spectacular views.

## GROUND FLOOR

### Hall

Stairs to first floor. Radiator.

### Bathroom 5'9 x 5'11 (1.75m x 1.80m)

Pedestal washbasin. Low level w.c. Panelled bath.

### Inner Hall

### Bedroom 2 11'9 x 6'6 (3.58m x 1.98m)

Radiator. UPVC double glazed window.

### Second Entrance Hall

Outside door. Radiator.

### Bedroom 1 13'7 x 10'4 (4.14m x 3.15m)

Radiator.

## FIRST FLOOR

### Sitting Room 11'9 x 11'2 (3.58m x 3.40m)

Radiator. Opening to:

### Lounge 17'6 x 10'11 (5.33m x 3.33m)

Bow window with views overlooking the harbour. Radiator. Fireplace with gas fire.

### Kitchen 8'0 x 11'6 (2.44m x 3.51m)

Kitchen units with single drainer stainless steel sink unit. Mixer tap. Combi gas boiler for central heating and hot water.

## OUTSIDE

Entrance footpath with steps up to patio with views towards the harbour.

## SERVICES

We understand that mains water, electricity, drainage and gas 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

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

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# Court Place Caernarfon Road, Pwllheli, LL53 5LF



From this office in the centre of Pwllheli, proceed along New Street. At the T Junction turn right, proceed towards the roundabout opposite Asda and proceed straight across onto Caernarfon Road. The entrance passage to 2 Court Place is on the right hand side just after number 8 and adjacent to number 10. Suggest parking at the top of the hill and walking down. OS Ref SH 377-354. Sat Nav Ref LL53 5LF.

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>(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 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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