

# Tudor

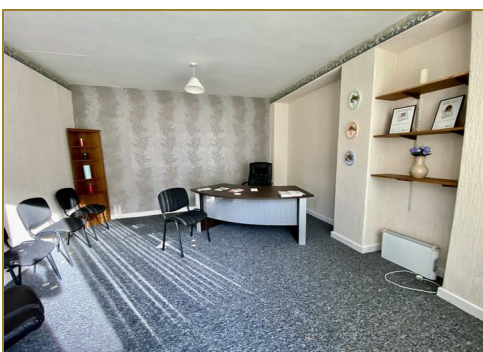
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**17 Y Traeth, Pwllheli, LL53 5HY**

**Price guide £115,000**

- FOR SALE BY MODERN METHOD OF AUCTION
- Shop with Spacious Living Accomodation
- 2 Receptions & 3 Bedrooms
- Popular Seaside Town
- Ready for Refurbishment
- Inspection Highly Recommended



# 17 Y Traeth, Pwllheli, LL53 5HY

AUCTION GUIDE £115,000

\*SPACIOUS LIVING ACCOMMODATION WITH SHOP\* Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this substantial end of terrace residence for sale, including shop with living accommodation.

The property is located in convenient town centre location, within walking distance of the High Street and shops and also to the harbour, marina and beach.

Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula, boasting excellent amenities including leisure centre and golf course.

The property offers great potential for various uses and is ripe for refurbishment which briefly comprises of:

Ground floor: Shop, with three rooms to the rear, currently used as storage.

First floor: Two receptions rooms. Bathroom. Kitchen and balcony

Second floor: Three bedrooms

Access: private and separate entry to shop and upper floors

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## GROUND FLOOR - SHOP

### Shop 14'8 x 15'11 (4.47m x 4.85m)

Double frontage to Sand Street. There was a connecting door to the other ground floor rooms which is now closed off but can easily be reopened.

## MAISONETTE FLAT

Entrance at the side.

### Entrance Hallway

Stairs to first floor.

### Store Room 13'5 x 6'10 (4.09m x 2.08m)

### Store Room 13'7 x 14'4 (4.14m x 4.37m)

### Workshop 6'11 x 11'5 (2.11m x 3.48m)

With an outside door to a covered rear yard.

## FIRST FLOOR

### Landing

### Lounge (Front) 14'2 x 10'11 (4.32m x 3.33m)

Radiator. Fireplace.

### Bathroom 8'3 x 4'10 (2.51m x 1.47m)

White suite with pedestal washbasin. Low level w.c. Panelled bath.

### Dining Room 7'9 x 10'8 (2.36m x 3.25m)



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

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# 17 Y Traeth, Pwllheli, LL53 5HY

## Kitchen 6'10 x 19'5 (2.08m x 5.92m)

Kitchen units incorporating single drainer sink unit. Radiator. Outside door to first floor balcony.

## SECOND FLOOR

### Landing

## Front Bedroom 14'8 x 10'2 (4.47m x 3.10m)

Radiator. Wardrobe.

## Middle Bedroom 7'9 x 10'0 (2.36m x 3.05m)

## Rear Bedroom 13'7 x 9'6 (4.14m x 2.90m)

L shaped room. Radiator.

## OUTSIDE

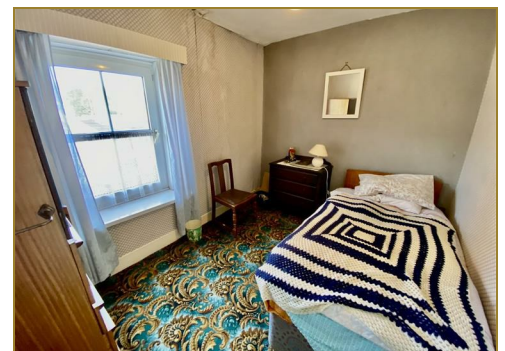
Covered rear yard.

## 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.



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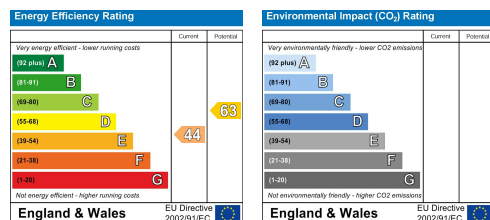


Total area: approx. 137.1 sq. metres (1475.5 sq. feet)

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17 Sand Street, Pwllheli

From our office in the centre of Pwllheli proceed towards the railway station and then along New Street. Turn right at the T junction (High Street) and follow the road around. 17 Y Traeth (Sand Street) is on the right hand side just before the next mini roundabout (adjacent to ASDA). O.S Ref: SH 377-353. Sat Nav Ref: LL53 5HY.



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