

# Tudor

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



## Meyllteyrn 55 Sand Street, Pwllheli, LL53 5HY

**£149,950**

- Inner Terrace Residence
- Open Plan Lounge/Diner
- Attractively Decorated
- Convenient for High Street & Shops
- Two Bedrooms
- Available Immediately





# Meyllteyrn 55 Sand Street, Pwllheli, LL53 5HY

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this inner terrace residence situated in a convenient position within walking distance of Asda and the High Street.

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

The accommodation has been attractively decorated throughout which briefly comprises of: Hall. Lounge/diner. Kitchen. Bathroom and two bedrooms.

Rear yard with outbuilding - potential utility and storage room.

## GROUND FLOOR

### Hall

### Open Plan Lounge/Diner 13'1 x 20'0 (3.99m x 6.10m)

Maximum measurements. Fireplace. Stairs to first floor. Door to:

### Kitchen 7'7 x 9'9 (2.31m x 2.97m)

Modern kitchen units with single drainer stainless steel sink unit. Space for cooker with filter hood over. Plumbing for washing machine. Tiled floor. Outside door to rear yard.

## FIRST FLOOR

### Landing

### Bathroom 7'8 x 8'10 (2.34m x 2.69m)

White suite with pedestal washbasin. Low level w.c. Panelled bath with shower over. Cylinder cupboard with jacketed cylinder.

### Rear Bedroom 7'8 x 9'2 (2.34m x 2.79m)

### Front Bedroom 12'9 x 10'4 (3.89m x 3.15m)

## OUTSIDE

Small rear yard with foot access to the street. Outbuilding with plumbing for washing machine and storage space.

## 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.



# Tudor

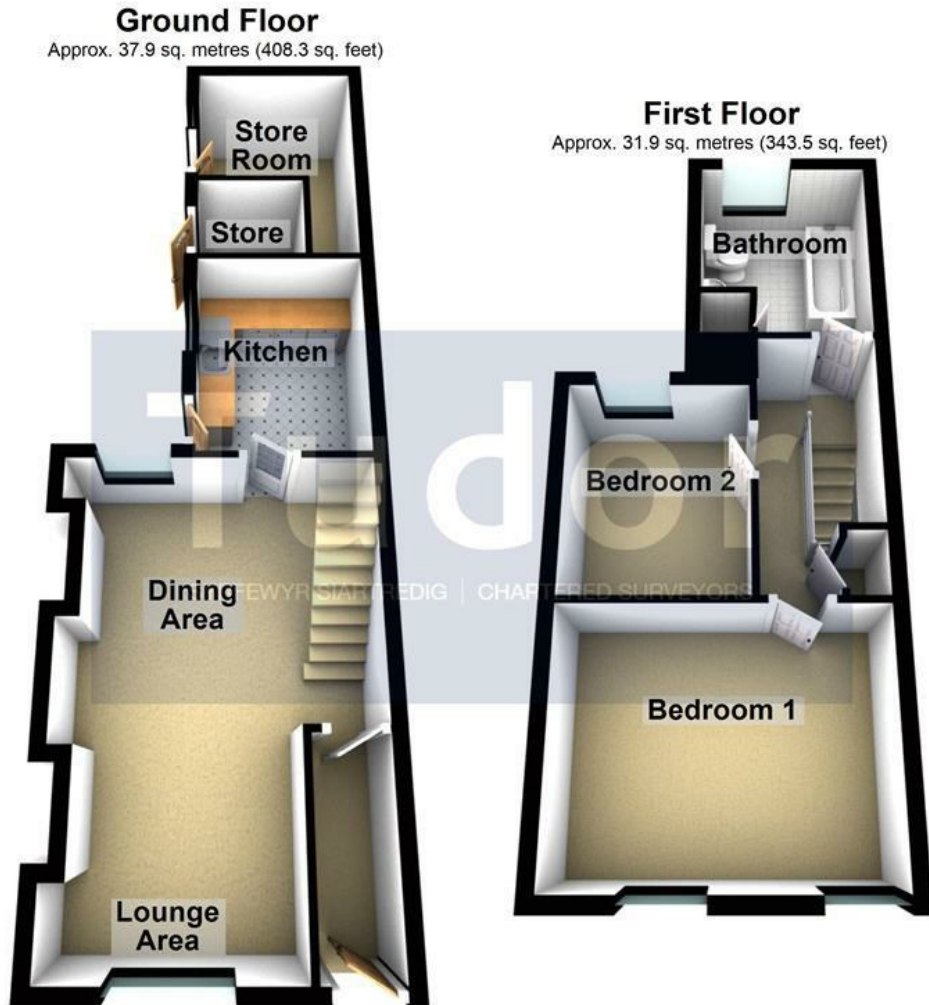
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

# Meyllteyrn 55 Sand Street, Pwllheli, LL53 5HY



Total area: approx. 69.9 sq. metres (751.9 sq. feet)

Copyright Tudor Chartered Surveyors and Estate Agents. For room identification only.  
Plan produced using PlanUp.

## Meyllteyrn, 55 Sand Street, Pwllheli

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>	<b>22</b>	(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



# Tudor

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

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)