

Tudor

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



Hendy, Caernarfon Road, Pwllheli, LL53 6TT

£395,000

- Semi-Detached Residence
- Outskirts of Pwllheli
- 2 Receptions & 4 Bedrooms
- Elevated & Delightful Position
- Spectacular Views
- Garden, Garage & Parking



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SPECTACULAR SEA & COUNTRYSIDE VIEWS - Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this delightful semi-detached residence situated in a rural area on the outskirts of the town enjoying spectacular panoramic views over open countryside and Cardigan Bay with the mountains of Mid Wales in the distance. The property is only less than a mile from Pwllheli, the market town for the glorious Llyn Peninsula offering excellent variety of amenities, including beach, marina and golf course.

The comfortable and spacious accommodation has been attractively decorated with the benefit of oil central heating and double glazing and briefly comprises of the following: - Hall. Three bedrooms. Bathroom. Toilet. Conservatory - all on the ground floor. Reverse living on the first floor to take full advantage of the views with: Bedroom. Lounge. Dining room.

Kitchen. Shower room. Beautifully laid out rear garden. Parking. Garage.

Contents also available at a price to be agreed.

GROUND FLOOR

Entrance Hallway

Radiator. Cylinder cupboard. Storage cupboard with oil boiler. Stairs to first floor.

Bedroom 13'7 x 14'6 (4.14m x 4.42m)

Radiator.

Bedroom 10'8 x 14'7 (3.25m x 4.45m)

Radiator.

Bathroom

White suite comprising pedestal washbasin. Panelled bath. Shower cubicle. Radiator. Part tiled walls.

Toilet

Part tiled walls. Pedestal washbasin. Low level w.c.

Rear Bedroom 15'1 x 10'9 (4.60m x 3.28m)

Radiator.

Conservatory 8'0 x 14'2 (2.44m x 4.32m)

Door to garden.

FIRST FLOOR

Landing

Bedroom 13'6 x 14'8 (4.11m x 4.47m)

Spectacular views. Radiator.

Lounge 15'1 x 16'8 (4.60m x 5.08m)

Spectacular views. Two radiators. Fireplace.

Dining Room 16'0 x 14'8 (4.88m x 4.47m)

Views. Radiator. Door to:

Kitchen 8'10 x 13'9 (2.69m x 4.19m)

Kitchen units incorporating one and a half bowl stainless steel sink unit. Ceramic hob. Oven and grill. Space for dishwasher and fridge freezer.



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Shower Room/Toilet

Tiled walls. Shower cubicle. Pedestal washbasin. Low level w.c. Towel radiator.

OUTSIDE

Ample parking area to the front. Large rear garden with views. Side foot access to the front.

Garage 9'0 x 17'0 (2.74m x 5.18m)

Up and over door. Service door to rear. Plumbing for washing machine.

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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Henidy Caernarfon Road, Pwllheli, LL53 6TT



Total area: approx. 197.8 sq. metres (2129.5 sq. feet)

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Hen Dy, Llwynhudol, Pwllheli

From Pwllheli proceed North East on the A499 (in the direction of Caernarfon) proceed out of the speed limit at Pwllheli and proceed up the hill (pass the turning on the right to Abererch) and then the turning to Henidy is on the left hand side (just after the bus stop) after the turning to Glyddyn and Brynllaeth. Proceed up the drive past Clogwyn and Henidy is on the right hand side. O.S Ref: SH 386 369. Sat Nav Ref: LL53 6TT

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	72	England & Wales	EU Directive 2002/91/EC	43



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