

Tudor

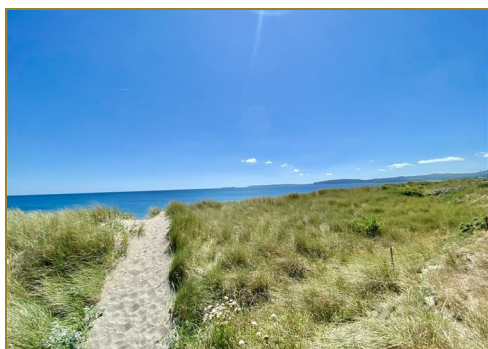
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Flat 4 Sea Breeze South Beach, Pwllheli, LL53 5AL

£89,950

- Seafront Top Floor Flat
- Long Leasehold
- Subject to Tenancy
- Spectacular Sea Views
- One Bedrooms
- Walking Distance to the Town



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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this top floor seafront flat located on the south facing promenade.

Pwllheli is situated on the south side of the glorious Llyn peninsula and boasts excellent amenities including leisure centre, golf course and marina.

The accommodation briefly comprises: Communal Hallway and landing. Internal Hallway. Lounge. Kitchen. One bedroom. Bathroom. Attic with limited headroom.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

TOP FLOOR - FLAT 4

ENTRANCE HALLWAY

LOUNGE 11'9" x 12'3" (3.58 x 3.73)

Velux roof light. Dormer window with sea views.

BEDROOM 7'10" x 15'10" (2.39 x 4.83)

Velux roof light. Dormer window with views.

KITCHEN 6'10" x 10'10" (2.08 x 3.30)

Fitted units incorporating single drainer, stainless steel sink unit. Space for cooker. Plumbing for washing machine.

BATHROOM 5'10" x 7'10" (1.78 x 2.39)

White suite with low level W.C. Panelled bath. Pedestal wash basin. Velux roof light.

ACCESS TO ATTIC ROOM

With limited head room. Velux roof light. For storage use.

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 long leasehold with an equal share of the freehold ownership with a £50 per month contribution towards the running costs.

NOTE

The property is currently occupied and could be sold with tenant in situ or could be sold with vacant possession on serving sufficient notice.



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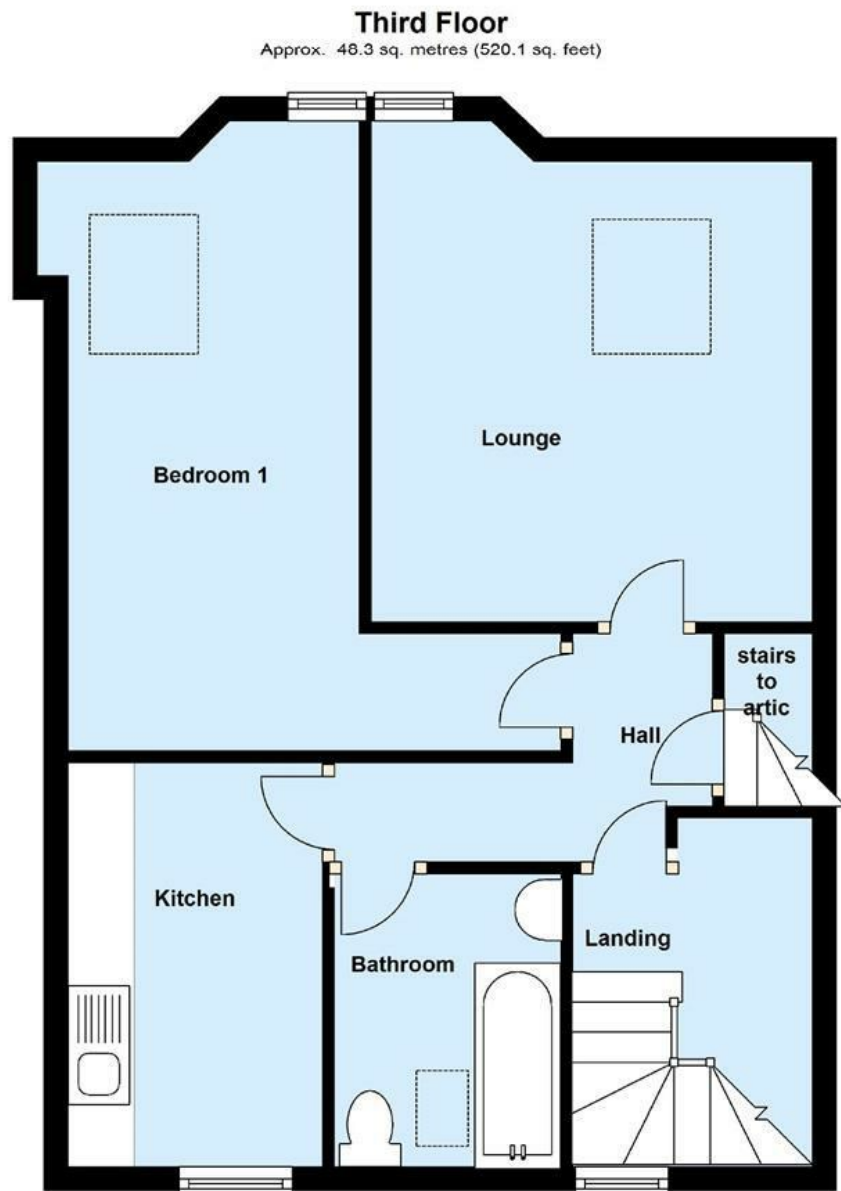
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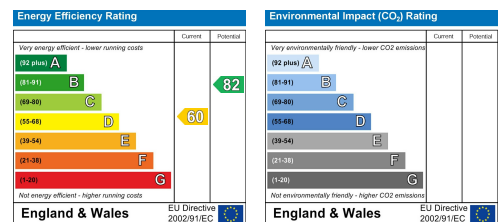
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Total area: approx. 48.3 sq. metres (520.1 sq. feet)

From this office in the centre of Pwllheli, proceed through Station Square and then along the Embankment with the Harbour on the left hand side. Pass the War Memorial and carry on to the seafront. Turn right on to the Promenade Flat 4 Sea Breeze is in the second block of properties on the right hand side. (O.S Reference : SH 376 - 342).



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