

# Tudor

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



**16 Caernarfon Road, Pwllheli, LL53 5LF**  
**£138,000**

- Inner Terraced Cottage
- Two Bedrooms
- Gas Central Heating
- Convenient for the Town
- Double Glazing
- Terraced Patio Garden



# 16 Caernarfon Road, Pwllheli, LL53 5LF

This inner terraced cottage is situated in a convenient position within easy walking distance of the High Street and shops. The property is also conveniently located for the marina, harbour and beach.

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

The comfortable accommodation briefly comprises of the following:-

Hall. Open plan lounge/dining room. Kitchen. Two bedrooms. Bathroom. Steps up to terraced rear garden with views towards the marina. The property has the benefit of double glazing and gas central heating.



## GROUND FLOOR

### Hall

Tiled floor. Door to:

### Open Plan Lounge/Dining 12'3 x 18'8 (3.73m x 5.69m)

Radiator. Stairs to first floor. Laminate wood effect floor.

### Kitchen 11'11 x 9'1 (3.63m x 2.77m)

## FIRST FLOOR

### Landing

Radiator.

### Bathroom 7'0 x 8'11 (2.13m x 2.72m)

Cupboard with combi boiler for central heating and hot water.

### Rear Bedroom 8'3 x 10'7 (2.51m x 3.23m)

Radiator.

### Front Bedroom 13'7 x 7'10 (4.14m x 2.39m)

Max measurements L shaped room. Radiator.

## SERVICES

We understand that mains, water, electricity, gas and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.



# 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)

# 16 Caernarfon Road, Pwllheli, LL53 5LF



Total area: approx. 61.5 sq. metres (662.2 sq. feet)

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

**16 Caernarfon Road, Pwllheli**

From this office in the centre of Pwllheli proceed east along New Street leaving the Railway Station on your right. Turn right at the T Junction onto the High Street and follow the road around in the direction of the A499 (in the direction of Caernarfon). Proceed over the mini roundabout near ASDA and then proceed up the hill. No16 is then on the right hand side. OS Reference: - SH 377-354. Satellite Navigation Reference: - LL53 5LF.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (A) plus	A	88	
(B) plus	B		
(C)	C		
(D)	D	65	
(E)	E		
(F)	F		
(G)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

  

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (A) plus	A		
(B) plus	B		
(C)	C		
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		Not environmentally friendly - higher CO <sub>2</sub> emissions	
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)