

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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Rhyd Bach, Ffordd Mela, Pwllheli, LL53 5AR

£250,000

- Semi-Detached Residence
- 2 Receptions & 3 Bedrooms
- Convenient Residential Area
- Close to Beach & Schools
- Central Heating & Double Glazing
- Front & Rear Garden with Useful Studio



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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this semi-detached residence for sale, situated in a convenient position close to the beach, schools and harbour. The property is also within walking distance of the town and shops. Pwllheli is a thriving market town and seaside resort situated on the South side of the glorious Llyn Peninsula and boasts excellent amenities including the leisure centre, golf course and marina.

The spacious accommodation briefly comprises of the following:- Porch. Hall. Lounge. Kitchen/Dining. Utility. Downstairs toilet. Three bedrooms. Bathroom. Front garden with side access by foot to rear garden with an impressive timber studio with water and electricity. Please note the Land registry document shows the lawned area beyond the front wall leading to the pathway is also owned by Rhyd Bach, this is used as an off road parking area.

GROUND FLOOR

Porch

Hall

Stairs to first floor. Radiator. Laminate wood effect floor. Under stairs cupboard.

Lounge 12'6 x 14'2 (3.81m x 4.32m)

Bay window. Radiator.

Kitchen/Dining 17'3 x 11'10 (5.26m x 3.61m)

L shaped room. Cupboards in alcove. Kitchen units incorporating single drainer stainless steel sink unit. Integral oven and hobs. Radiator. Opening to:

Utility 9'0 x 11'0 (2.74m x 3.35m)

L shaped room. Kitchen units with single drainer stainless steel sink unit. Plumbing for washing machine. Gas combi boiler for central heating and hot water. Outside door to rear.

Toilet

FIRST FLOOR

Landing

Bedroom 1 (Front) 11'1 x 12'3 (3.38m x 3.73m)

Built in wardrobe. Radiator.

Bedroom 3 (Front) 6'5 x 7'10 (1.96m x 2.39m)

Radiator.

Bedroom 2 (Rear) 11'0 x 11'10 (3.35m x 3.61m)

Radiator. Built in wardrobes.

Bathroom 6'3 x 6'3 (1.91m x 1.91m)

White suite comprising low level w.c. Pedestal washbasin. Panelled bath with shower over. Towel radiator. Tiled floor and walls.

OUTSIDE

Easily maintained front garden. Rear garden with foot access to footpath.



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WORKSHOP/STUDIO 11'0 x 14'2 (3.35m x 4.32m)

Single drainer stainless steel sink unit. Electricity and Air Con/Heat Pump.

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.

TENURE

We understand that the property is freehold with vacant possession available on completion.



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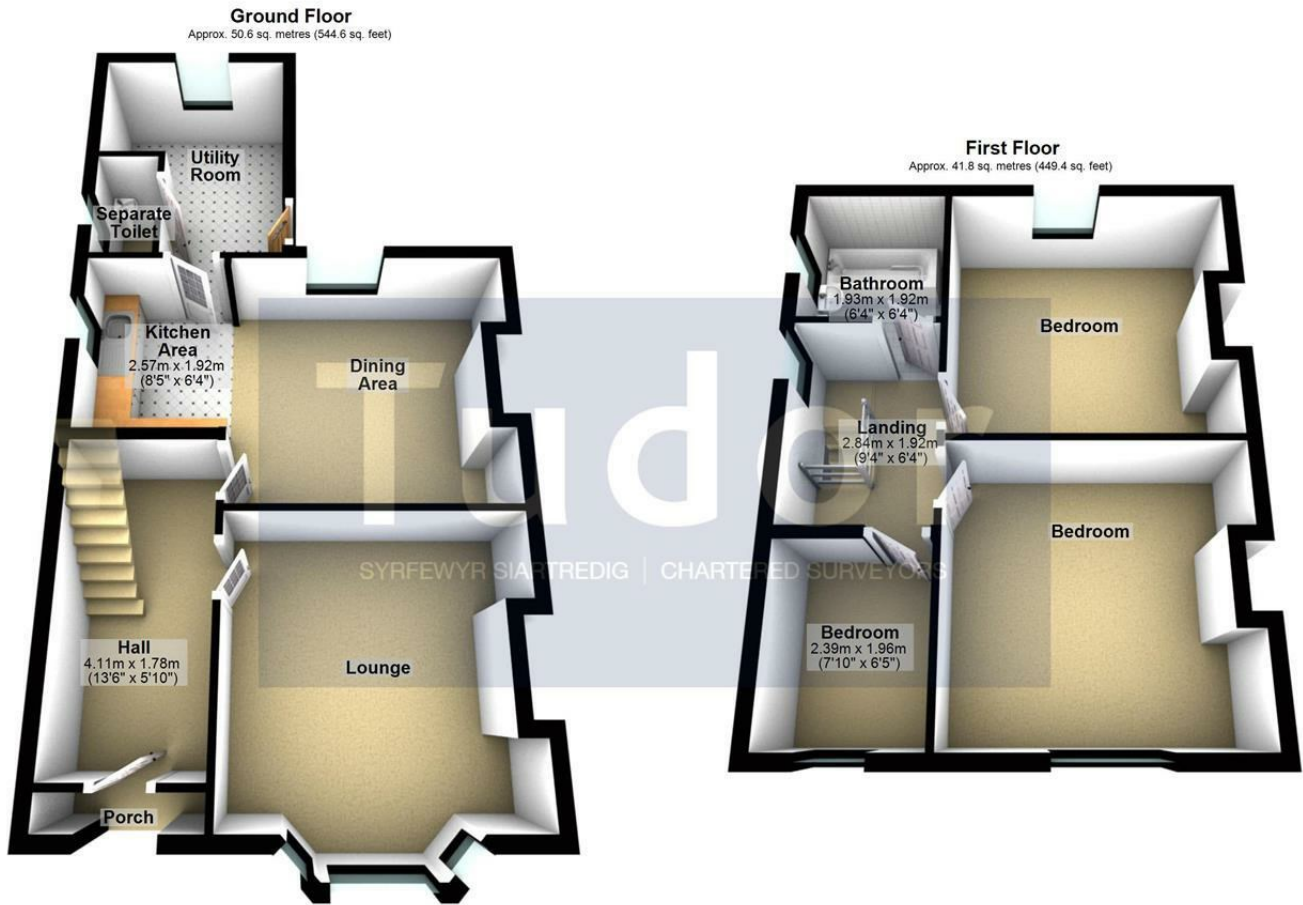
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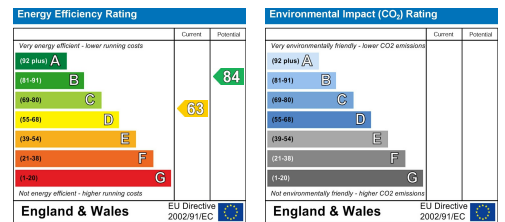


Total area: approx. 92.4 sq. metres (994.0 sq. feet)

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Rhydbach | Ffordd Mela, Pwllheli,

From this office in the centre of Pwllheli turn right at the railway station and proceed South along the Embankment, leaving the harbour on your left hand side and the Council offices on the right. At the mini roundabout, adjacent to the Victoria Hotel, turn right, pass the Post Office and Rhyd Bach is on the right hand side. O.S Ref: SH 375-343. Sat Nav Ref: LL53 5AR



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