

Tudor

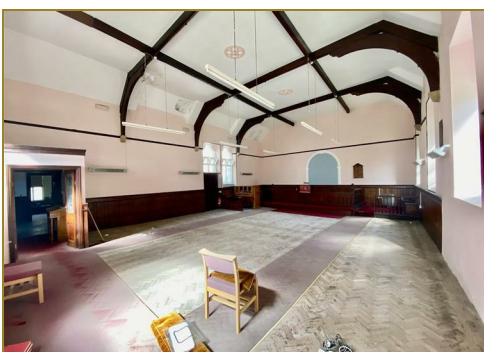
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Capel Seion, 8-10 New Street, Pwllheli, LL53 5HT

£195,000

- Former Sunday School
- Adjoining House (Three Floors)
- Conveniently Located for the Town
- Two Bedroom Flat
- Substantial Premises
- Viewing Highly Recommended



Capel Seion, 8-10 New Street, Pwllheli, LL53 5HT

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this rare opportunity to acquire this substantial premises which offers great potential for a variety of uses subject to planning. Former Sunday school vestry with Flat above and adjoining house.

Briefly comprises of: Vestry and Kitchen with Front Reception Room. Flat above with Hall, lounge, kitchen, two bedrooms and bathroom. Terraced house on three floors with two receptions, kitchen on the ground floor. With four bedrooms and bathroom on the first floor and a further four bedrooms on second floor.

The property is located in a convenient position within walking distance of the High Street and shops. Pwllheli is a thriving market town and seaside resort on the south side of the Llyn Peninsula which boasts excellent amenities including leisure centre, golf course and marina.

Number 8 New Street is to be Sold Subject to Occupation Contract.

8 New Street - Council Tax Band : C - EPC Rating : 57 D

10 New Street Council Tax Band : A - EPC Rating : 39 E

CHAPEL

Hall 4'10 x 10'8 (1.47m x 3.25m)

Vestry 42'4 x 29'2 (12.90m x 8.89m)

Kitchen 14'0 x 11'6 (4.27m x 3.51m)

Reception Room

FLAT OVER FRONT OF CHAPEL

GROUND FLOOR - HALL

Stairs to first floor.

FIRST FLOOR - LANDING

Stairs to second floor.

Kitchen

Lounge

Bathroom

SECOND FLOOR - LANDING

Rear Bedroom

Front Bedroom

ADJOINING TERRACE HOUSE NO.8

GROUND FLOOR

Lounge

Dining Room

Kitchen

Door to outside courtyard.

FIRST FLOOR - LANDING

Bathroom



Tudor

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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Capel Seion, 8-10 New Street, Pwllheli, LL53 5HT

Single Bedroom (Rear)

Front Bedroom

Front Bedroom

Rear Bedroom

SECOND FLOOR

Rear Bedroom

Front Bedroom

Front Bedroom

Rear Bedroom

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 on the Vestry and Flat available on completion. The adjoining house, Number 8, is to be sold subject to Occupation Contract.



Tudor

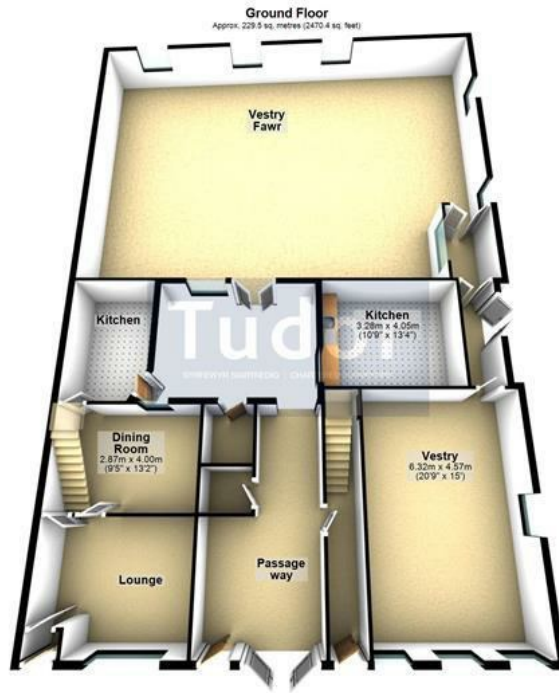
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Capel Seion, 8-10 New Street, Pwllheli, LL53 5HT



Total area: approx. 395.9 sq. metres (4261.4 sq. feet)
Disclaimer: These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. Copyright © Tudor All Ffai Cyl
Plan produced using PlanUp.

Capel Seion, New Street, Pwllheli

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

Energy Efficiency Rating: 57 (Current), 82 (Potential)

Environmental Impact (CO₂) Rating: C (Current), G (Potential)



Tudor

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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk