

Tudor

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Ty Glaslyn, 45 Abererch Road, Pwllheli, LL53 5YY

£199,950

- Double Fronted Terraced Cottage
- Attractively Decorated Throughout
- Double Glazing & Central Heating
- Close to Beach & Marina
- Two Bedrooms
- Garden with Views



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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this delightful double fronted, inner terrace cottage for sale, situated on the outskirts of Pwllheli but still within walking distance of the marina, beach and town. Pwllheli is a thriving market town and seaside resort on the South side of the glorious Llyn Peninsula and boasts excellent amenities, including leisure centre, beaches, golf course and the marina. The cottage occupies a slightly elevated position and is set back from the road with the benefit of a front garden. The property has been modernised and improved and is in immaculate decorative condition with the benefit of double glazing and central heating. The accommodation briefly comprises of the following:- Hall. Lounge. Open plan Dining Room with Galley Kitchen. Two Bedrooms. Bathroom with separate toilet. Front garden. The rear has the potential of having a raised garden area which enjoys views towards Cardigan Bay and the mountains of Mid Wales beyond.

Gwynedd Council Tax Band: C

GROUND FLOOR

Hall

Stairs to first floor. Tiled floor.

Lounge 8'9 x 13'2 (2.67m x 4.01m)

Attractive exposed stone fireplace with multi fuel stove and timber mantle. Radiator.

Open Plan Kitchen/Diner

Dining Area 8'10 x 13'7 (2.69m x 4.14m)

Under stairs seating area. Radiator. Open in to:

Kitchen 17'11 x 3'8 (5.46m x 1.12m)

Modern cottage style units with timber worktops, incorporating Belfast sink, oven and hobs. Plumbing for washing machine. Integral dishwasher. Radiator. Outside door.

FIRST FLOOR

Landing

Bedroom 6'4 x 13'9 (1.93m x 4.19m)

Built-in cupboard. Original attractive timber floor. Radiator.

Bathroom 11'1 x 3'9 (3.38m x 1.14m)

Panelled bath with shower over. Vanity washbasin. Radiator. Airing cupboard with radiator. Gas combi boiler for central heating and hot water.

Toilet 6'2 x 3'0 (1.88m x 0.91m)

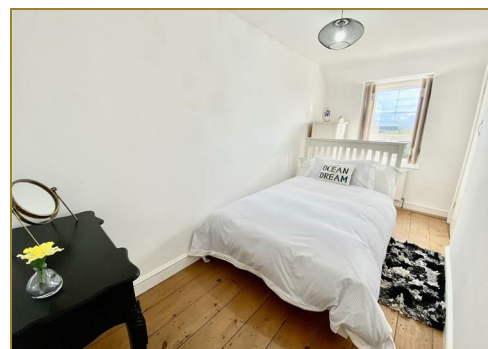
Low level W.C. Washbasin. Radiator. Tiled floor.

Bedroom 8'11 x 10'5 (2.72m x 3.18m)

Radiator. Original timber floor.

OUTSIDE

Front lawn and patio garden. Potential to create a raised rear garden which would enjoy superb views over the house towards Cardigan Bay and the mountains of Mid-Wales beyond. Stone built garden shed.



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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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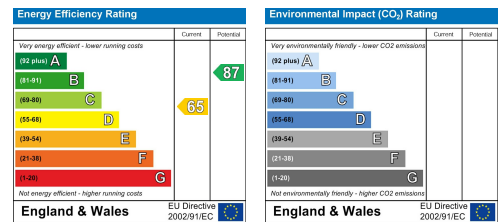


Total area: approx. 58.8 sq. metres (632.6 sq. feet)

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Plan produced using PlanUp.

Ty Glaslyn, Lon Abererch, Pwllheli

Proceed along Abererch Road and pass the turning to the Marina and 45 Abererch Road is shortly after on the left hand side set back from the road. O. S Ref:- SH 384-356. Sat Nav Ref:- LL53 5YY



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