

# Tudor

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



## 3 Lon Ceredigion, Pwllheli, LL53 5PP

**£255,000**

- Inner Terrace Townhouse
- Close to Beach, Golf & School
- Double Glazing & Central Heating
- Popular Residential Area
- Five Bedrooms
- Parking & Garden



# 3 Lon Ceredigion, Pwllheli, LL53 5PP

Tudor Estate Agents & Chartered Surveyors are favoured with instructions for offer for sale this inner terrace townhouse situated in a popular residential area close to the golf course, leisure centre, schools and beach and is also convenient for the town and amenities. 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 marina.

The comfortable accommodation is on three floors with the main living accommodation on the first floor. The ground floor has the potential of being used as an annex and currently comprises of: Two bedrooms. Shower room. Utility room.

The lounge and kitchen/diner is on the first floor with three bedrooms and bathroom on the second floor.

The property has the benefit of double glazing and central heating.

Front paved parking/garden area with a easily maintained rear patio garden.

Gwynedd Council Tax Band: D

## GROUND FLOOR

The ground floor could be used as an annex.

### Porch

### Hall

Stairs to first floor.

### Shower Room

Tiled floor and walls. Walk-in shower. Pedestal washbasin. Low level W.C.

### Utility 8'11" x 7'7" (2.72 x 2.31)

Worcester combi boiler for central heating and hot water. Plumbing for washing machine. Single drainer, one and a half bowl sink unit. Outside door.

### Bedroom 8'11" x 11'4" (2.72 x 3.45)

Radiator.

### Bedroom 8'6" x 16'3" (2.59 x 4.95)

French doors to front. Radiator.

## FIRST FLOOR

### Landing

Stairs to second floor.

### Lounge 18'3" x 18'7" (5.56 x 5.66)

Maximum measurements. 'L' shaped room. Fireplace with multi fuel stove and slate hearth. Radiator.

### Kitchen 18'2" x 8'1" (5.54 x 2.46)

Modern fitted kitchen with one and a half bowl stainless steel sink unit with mixer tap. Integral oven and grill. Ceramic hobs with extractor fan. Integral fridge and freezer.

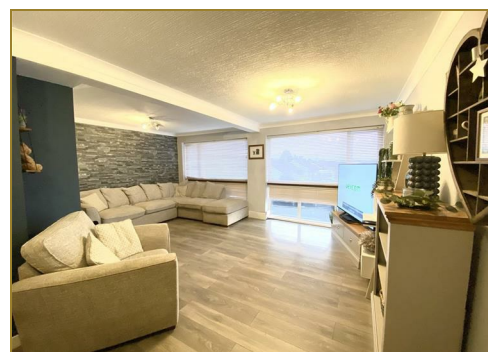
## SECOND FLOOR

### Landing

Airing cupboard with radiator.

### Bedroom 1 8'11" x 13'3" (2.72 x 4.04)

Radiator. Built-in wardrobe.



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

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# 3 Lon Ceredigion, Pwllheli, LL53 5PP

## Bedroom 2 8'11" x 12'8" (2.72 x 3.86)

Maximum measurements to recess for wardrobe. Radiator.

## Rear Bedroom 3 8'11" x 11'0" (2.72 x 3.35)

Built-in wardrobe. Radiator.

## Bathroom

Modern suite with vanity washbasin & toilet. Panelled bath with central taps and shower head attachment. Radiator.

## OUTSIDE

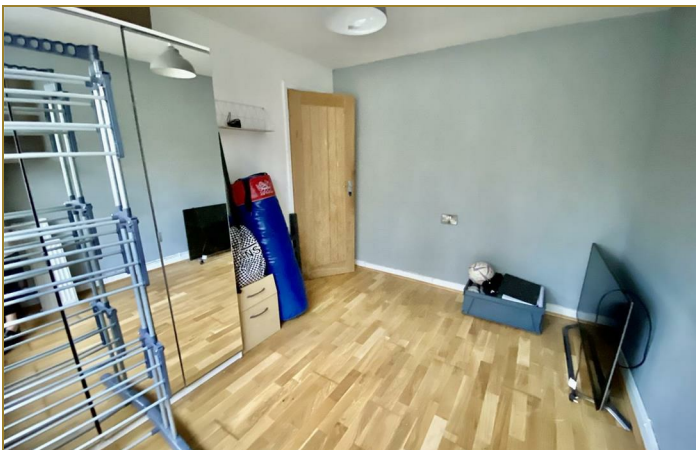
Front parking area. Rear patio garden.

## 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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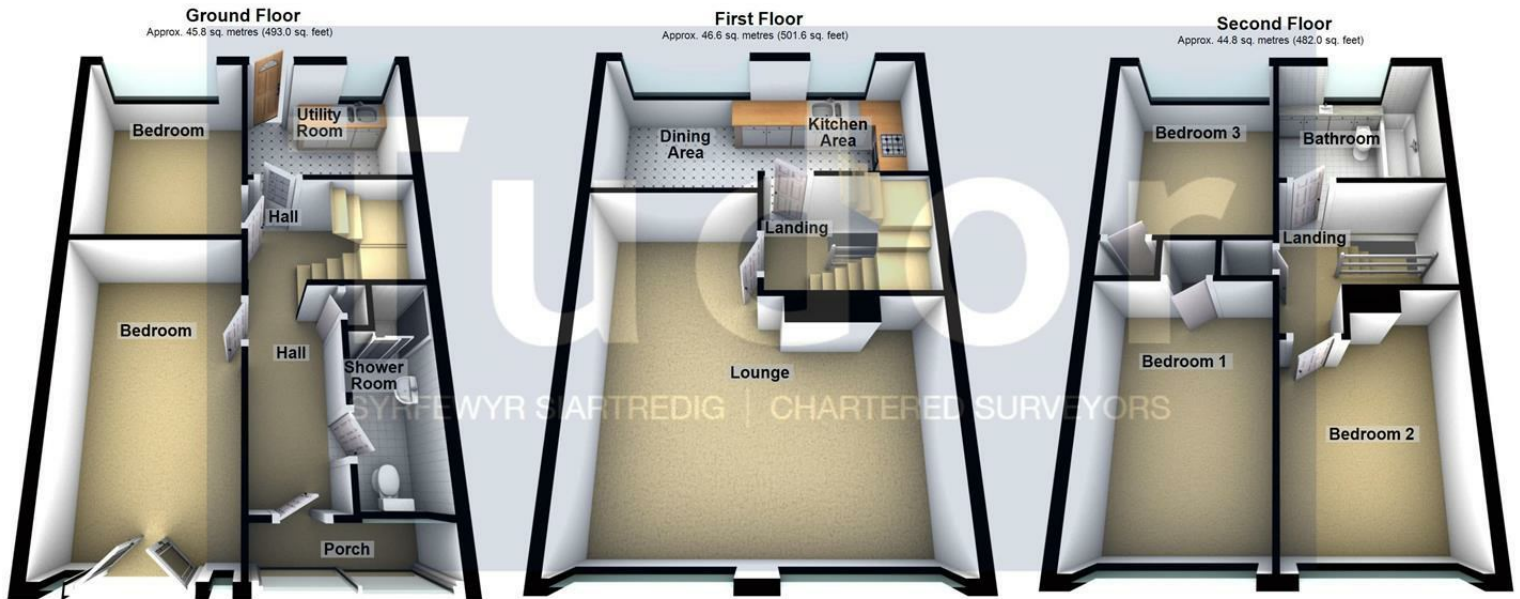
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Total area: approx. 137.2 sq. metres (1476.6 sq. feet)  
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 Plan produced using PlanUp.  
**3 Lon Ceredigion, Pwllheli**

From this office in the centre of Pwllheli proceed via Y Maes (the site of the weekly Wednesday market). Proceed along Lon Caerdydd in the direction of the golf course. Go over the bridge and then bear right at the first junction. Pass Talcymerau Mawr and then first right and number 3 is the third property on the right. O.S Ref:- SH 368-344. Sat Nav Ref: LL53 5PP

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	84		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	

England & Wales EU Directive 2002/91/EC



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