

Tudor

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



11 Pistyll Terrace, Pistyll, LL53 6LS

£175,000

- Inner Terrace Cottage
- Spectacular Sea Views
- Two Bedrooms & Loft Room
- Rural Village, Outskirts of Nefyn
- Close to Nefyn
- Garden to Front & Rear



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Contents included Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this inner terrace cottage with spectacular sea views, situated in a small rural village on the north coast of the glorious Llyn Peninsula and is only about 2 miles from Nefyn a small seaside town. Pwllheli the market town for the area is only about 9 miles and boasts excellent amenities including leisure centre, golf course and the marina.

The comfortable accommodation briefly comprises of the following: - Porch. Lounge with sea views. Kitchen/dining. Utility. Two bedrooms and bathroom on the first floor with a large loft bedroom. Front and rear gardens enjoying sea and mountain views.

GROUND FLOOR

Porch

Lounge 14'0 x 11'4 (4.27m x 3.45m)

Wood effect laminate floor. Multi fuel stove. Radiator. Stairs to first floor. Door to:

Kitchen 12'0 x 10'9 (3.66m x 3.28m)

Kitchen units incorporating single drainer stainless steel sink unit. Integral oven and hobs with extractor hood over. Radiator. Under stairs seating area. Step to:

Utility 5'11 x 5'8 (1.80m x 1.73m)

Baxi combi boiler for central heating and hot water. Plumbing for washing machine. Outside door to rear.



FIRST FLOOR

Landing

Radiator. Stairs to loft room.

Bathroom 6'3 x 6'1 (1.91m x 1.85m)

Radiator. Panelled bath with shower over. Pedestal washbasin. Low level w.c.

Rear Bedroom 8'4 x 10'8 (2.54m x 3.25m)

Radiator.

Front Bedroom 13'10 x 11'6 (4.22m x 3.51m)

'L' shaped room. Sea views. Radiator.



SECOND FLOOR

Loft Room 11'8 x 10'2 (3.56m x 3.10m)

Velux roof lights. Radiator.

OUTSIDE

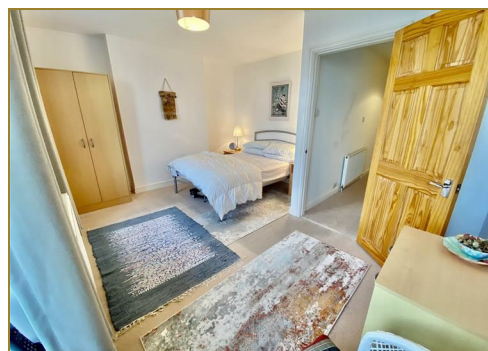
Front garden with views. Rear terraced garden.

SERVICES

We understand that mains water, electricity and drainage are connected to the property. LPG Cylinders - no mains gas in Pistyll. 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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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

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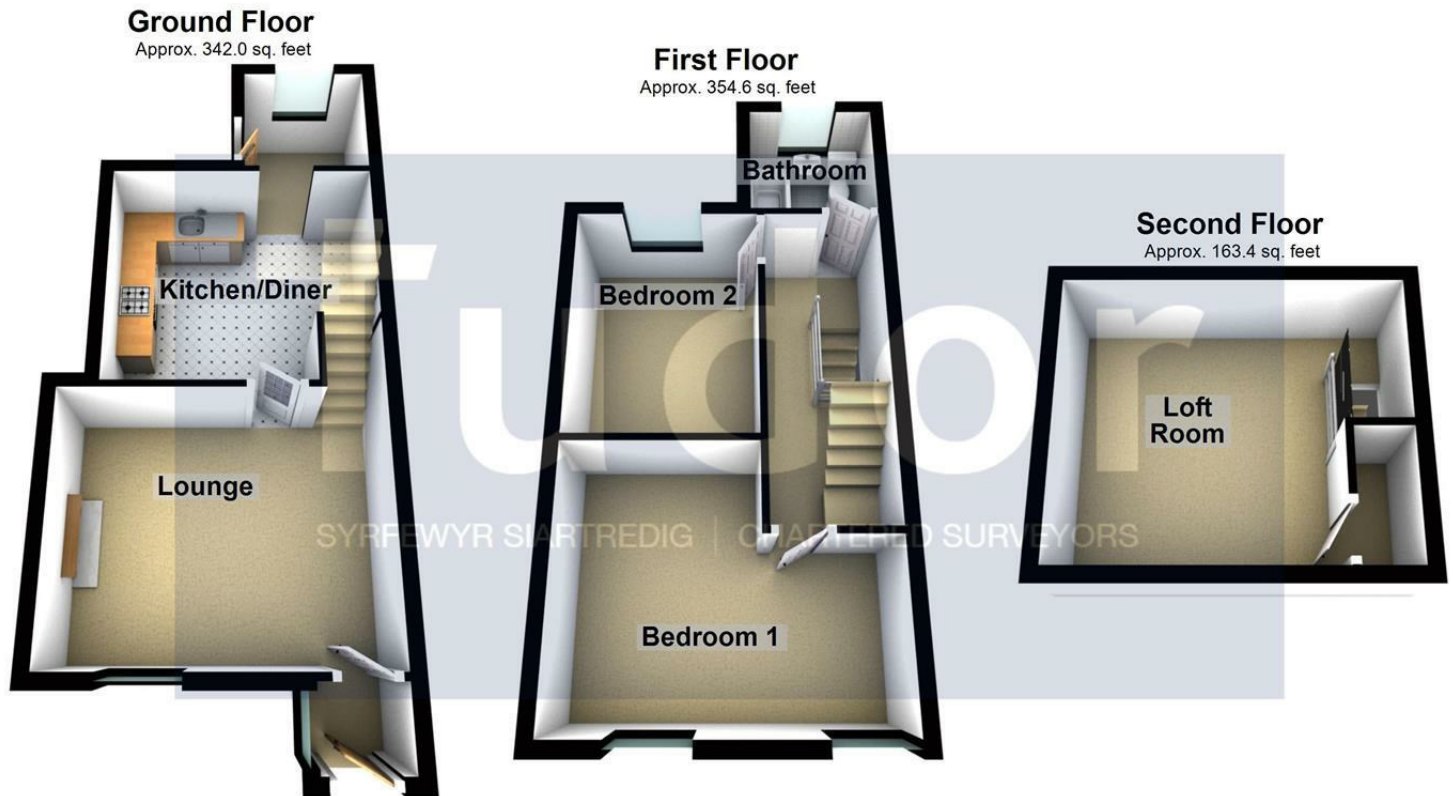
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Total area: approx. 860.0 sq. feet

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Plan produced using PlanUp.

11 Pistyll Terrace, Pistyll, Pwllheli

From Pwllheli proceed northwest on the A497 turn right at the Bryn Cynan roundabout and enter Nefyn. Go Straight across at the mini roundabout in the centre of Nefyn and then proceed down Stryd Y Ffynnon/Well Street. Proceed out of Nefyn towards Pistyll and Pistyll Terrace is immediately opposite the Chapel. OS Reference: - SH 326-419. Satellite Navigation Reference: - LL53 6LS.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 68, Potential 13



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