

# Tudor

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



## Flat 1 Vyrnwy, 5 West End Parade, Pwllheli, LL53 5PN

**£210,000**

- Seafront Flat
- Spectacular Views of Cardigan Bay
- Leasehold
- Ground & Lower Ground Floor
- Three Bedrooms
- Double Glazing & Gas Central Heating



# Flat 1 Vyrnwy 5 West End Parade, Pwllheli, LL53 5PN

This ground and lower ground floor maisonette is situated on the south-facing Promenade in Pwllheli. The property has spectacular views over Cardigan Bay, encompassing Llanbedrog Headland, St Tudwal's Islands and the mountains of Mid Wales.

Pwllheli is a thriving market town and sea-side resort situated on the south side of the Llyn peninsula and boasts excellent amenities including Leisure Centre, Golf Course, Harbour and award winning Marina.

The spacious accommodation has the benefit of double glazing and gas central heating and briefly comprises of the following: Hall. Lounge. Kitchen. Shower room. Two bedrooms with a further bedroom, bathroom and utility on the lower ground floor with access to the shared rear garden. Flat 1 has two garden sheds at the rear which will be included in the sale.

The front and rear gardens are for the use and benefit of all of the occupiers.

The property is offered for sale by way of a long lease.

Gwynedd Council Tax Band B

## GROUND FLOOR

### Communal Porch

Leading to:

### Communal Hallway

### Inner Hall

Radiator. Door to lower ground floor.

### Front Bedroom 12'10 x 18'9 (3.91m x 5.72m)

Maximum measurements to bay window with sea views. UPVC double glazed windows. Pedestal washbasin. Radiator.

### Rear Bedroom 12'10 x 13'4 (3.91m x 4.06m)

Pedestal washbasin. UPVC double glazed window. Radiator.

### Shower Room 9'10 x 2'11 (3.00m x 0.89m)

White suite with low level w.c. Hand wash basin. Shower tray with Mira mixer. Part tiled walls. Towel radiator. UPVC double glazed window.

### Kitchen 9'0 x 13'3 (2.74m x 4.04m)

Modern kitchen units with single drainer stainless steel sink unit with mixer tap. Space for cooker. Radiator.

### Lounge 12'10 x 18'10 (3.91m x 5.74m)

Maximum measurement to bay window with sea views. Two radiators.



## LOWER GROUND FLOOR

### Hallway

Radiator. Understairs cupboard. Outside door leading to rear garden shared with the other occupiers.

### Bathroom 12'1 x 4'10 (3.68m x 1.47m)

Panelled bath with electric shower over. Low level w.c. Pedestal washbasin. Radiator. Part tiled walls.



# Tudor

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

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

# Flat 1 Vyrnwy 5 West End Parade, Pwllheli, LL53 5PN

## Utility Room 12'2 x 7'8 (3.71m x 2.34m)

Radiator. Double drainer stainless steel sink unit. UPVC double glazed window. Gas combi boiler for central heating and hot water. Plumbing for washing machine.

## Bedroom 11'8 x 13'0 (3.56m x 3.96m)

Radiator. UPVC double glazed window.

## OUTSIDE

Communal front and rear gardens.

## 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

The property will be offered for sale by way of a long lease for 125 years. Further information available on request. We understand that the 1/3rd share of the freehold interest will be transferred to the each of the three flat owners, this is for the new owner of Flat 1 to pursue once purchased.



From this office proceed through Y Maes (local Wednesday market) then along Penrhydliniog and over the bridge on to Cardiff Road. Pass the school (Ysgol Glan y Mor) and proceed up to the seafront. At the promenade turn right on to West End Parade. (O.S Ref: SH 369 - 341) (Sat Nav Ref: LL53 5PN)

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



# Tudor

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

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)