

Tudor

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



4 Tai Cochion, Penrallt, Pwllheli, LL53 5UE

£189,000

- Inner Terraced Property
- Traditional Cottage Features
- South-Facing Rear Garden
- Rural Area - Outskirts of Pwllheli
- Two Bedrooms
- Additional Parking Available to Purchase or Rent



4 Tai Cochion, Penrallt, Pwllheli, LL53 5UE

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this delightful traditional inner terraced property for sale. The cottage is located in a rural area but is still convenient for the town and shops.

Pwllheli is a thriving market and seaside town located on the South side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and marina.

The comfortable accommodation, has been extended and improved and briefly comprises of the following: - Lounge opening to Dining area with patio door to rear garden. Kitchen. Two bedrooms. Bathroom.

Additional parking at the side of Number 5 is available to purchase as a whole at a price to be agreed subject to an Overage Agreement whereby if the land is developed in the next 21 years the seller will be entitled to 50% share of the uplift in value.

Alternatively allocated parking can be made available on the land at an annual rent to be agreed.

Gwynedd Council Tax Band : C

GROUND FLOOR

Lounge 12'9 x 11'8 (3.89m x 3.56m)

UPVC double glazed front door. Stairs to first floor. Under stairs storage cupboard. Open beams. Fireplace. Opening to:

Dining Area 6'7 x 12'4 (2.01m x 3.76m)

Sliding patio door to rear garden. Sliding door to:

Kitchen 8'1 x 11'11 (2.46m x 3.63m)

Modern cottage style kitchen units with single drainer stainless steel sink unit. Space for oven. Plumbing for washing machine. Space for dryer and fridge.

FIRST FLOOR

Landing

Front Bedroom 12'3 x 12'0 (3.73m x 3.66m)

Storage cupboard.

Rear Bedroom 9'9 x 12'3 (2.97m x 3.73m)

Storage/cylinder cupboard.

Bathroom 5'2 x 8'4 (1.57m x 2.54m)

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

OUTSIDE

Small front yard with rear patio garden and steps to lawn with views.

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SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

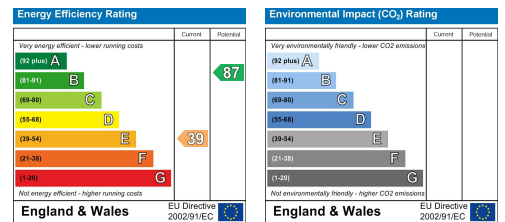
TENURE

We understand that the property is freehold with vacant possession available on completion.



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From this office in the centre of Pwllheli proceed up Stryd Moch and then up Allt Salem leaving the Chapel on your right. Proceed up the hill, pass the college. Down the hill and Tai Cochion terrace is on the left. Sat Nav Ref: LL53 5UE.



Tudor

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