

# Tudor

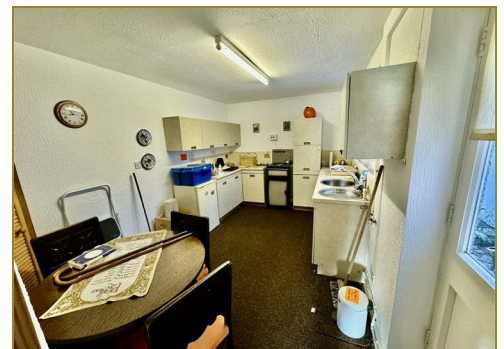
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chartered surveyors | estate agents | property managers



**33 Lleyn Street, Pwllheli, LL53 5SL**

**£122,500**

- Inner Terrace Cottage
- Two Bedrooms
- Rear Courtyard
- Walking Distance of the High Street & Shops
- Ripe for Refurbishment
- Inspection Recommended



# 33 Llyn Street, Pwllheli, LL53 5SL

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this inner terrace cottage for sale. Located in a convenient position within walking distance of the High Street and shops. Pwllheli is a thriving seaside and market town situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and marina.

The accommodation is ripe for refurbishment which offers great potential and briefly comprises the following:-  
Hall. Lounge. Kitchen. Two bedrooms and bathroom. Rear courtyard.  
Inspection highly recommended. Gwynedd Council Tax Band : C

## GROUND FLOOR

### Hall

UPVC double glazed front door. Door to:

### Lounge

Exposed stone wall with gas fire. Open beams. Stairs to first floor. Under stairs cupboard with hot water cylinder. Door to:

### Kitchen 8'9 x 13'5 (2.67m x 4.09m)

Kitchen units. Outside door to rear yard.

## FIRST FLOOR

### Landing

### Front Bedroom 11'11 x 8'8 (3.63m x 2.64m)

Built-in wardrobe.

### Bathroom 8'1 x 6'9 (2.46m x 2.06m)

Corer bath with shower over. Low level w.c. Pedestal washbasin. Bidet.

### Rear Bedroom 8'9 x 13'6 (2.67m x 4.11m)

Built-in wardrobes.

## OUTSIDE

Rear courtyard.

## SERVICES

We understand that mains water, electricity 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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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

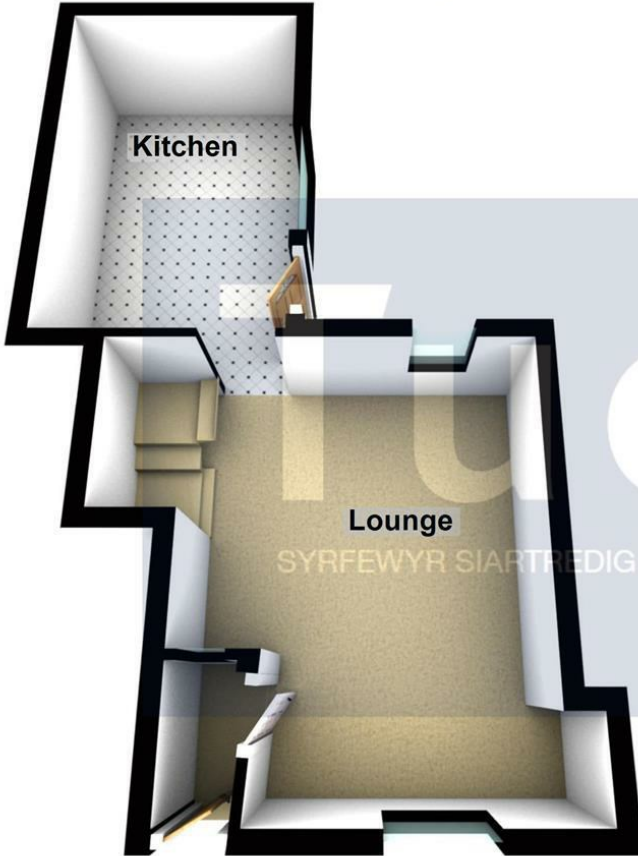
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# 33 Lleyn Street, Pwllheli, LL53 5SL

## Ground Floor

Approx. 28.7 sq. metres (309.0 sq. feet)



## First Floor

Approx. 29.5 sq. metres (317.7 sq. feet)



Total area: approx. 58.2 sq. metres (626.7 sq. feet)

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Plan produced using PlanUp.

**33 Lleyn Street, Pwllheli**

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