

Tudor

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



Flat 1 Dolfor, Churton Street, Pwllheli, LL53 5AD

£115,000

- Ground Floor Flat
- Two Bedrooms
- Parking & Shed
- Close to Beach
- Long Leasehold
- Central Heating



Flat 1 Dolfor Churton Street, Pwllheli, LL53 5AD

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this ground floor flat for sale, located close to the beach and amenities on the south side of Pwllheli and is within walking distance of the harbour, schools, town centre and leisure centre.

The former local authority flat is located on the ground floor and the accommodation briefly comprises of the following: - Hall. Lounge. Kitchen. Two bedrooms. Bathroom. The property has the benefit of double glazing and central heating. The flat also has a storage shed at the rear with parking.

The long leasehold is subject to a 125 years lease from 1999, ground rent and service charge.

Gwynedd Council Tax Band: A

GROUND FLOOR

Communal Hallway

Hall

Radiator. Storage cupboard.

Lounge 11'6 x 14'8 (3.51m x 4.47m)

Radiator. Door to:

Inner Hall

Radiator. Airing cupboard with combi gas boiler.

Kitchen 12'6 x 5'10 (3.81m x 1.78m)

Fitted units incorporating single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine. Oven.

Bedroom 7'4 x 10'11 (2.24m x 3.33m)

Radiator.

Bedroom 10'1 x 11'2 (3.07m x 3.40m)

Radiator. Deep built-in wardrobe.

Shower Room 6'4 x 6'0 (1.93m x 1.83m)

Low level WC. Vanity washbasin. Shower cubicle. Towel radiator.

OUTSIDE

The flat has a storage shed at the rear. Off-road parking.

SERVICES

We understand that mains water, gas, 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 sold by long leasehold from 18th April 1999 for a term of 125 years. Ground rent £10 per annum. Service charge was £560.92 for 2022/23.



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From this office in the centre of Pwllheli proceed past the front of the Railway Station leaving it on your left then proceed up the Embankment leaving the harbour on your left. At the Victoria Hotel roundabout turn right and Dolfor is the block of flats on the left. OS reference: - 376-343.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Percent	Very environmentally friendly - lower CO ₂ emissions	Current	Percent
(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	72	78	England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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