

# Tudor

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



## Pen Garth, Llyn Street, Pwllheli, LL53 5SR Offers in the region of £350,000

- Superior Detached Residence
- Outskirts of the Seaside Town
- 3 Bedrooms & 3 Receptions
- Spectacular Views towards Cardigan Bay
- Parking, Gardens & Large Garage
- Ripe for Renovation - Offering Great Potential





# Pen Garth, Lleyn Street, Pwllheli, LL53 5SR

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this superior detached residence with spectacular views towards Cardigan Bay. This is a rare opportunity to acquire a property situated in this elevated and sought-after position, close to the path known as Panorama Walk, on the outskirts of the town, and still within walking distance of the High Street and shops. This is probably one of the most desirable positions in Pwllheli.

Pen Garth requires renovation which offers amazing potential to be a lovely home with many traditional features. The spacious accommodation briefly comprises of: Vestibule/Conservatory. Reception room. Lounge. Sitting room.

Kitchen. Downstairs toilet. Utility. Three bedrooms and bathroom.

South facing garden with mature planting and patio overlooking Cardigan Bay. Store sheds. Large garage. Parking.

Gwynedd Council Tax Band: F

## GROUND FLOOR

### Vestibule/Conservatory

Door to:

### Reception Room 15'2 x 9'10 (4.62m x 3.00m)

Radiator. Open beams. Stairs to first floor. Under stairs cupboard. Door to:

### Lounge 16'9 x 13'4 (5.11m x 4.06m)

Feature red brick surround fireplace. Open beams. Radiator. Hatch to kitchen. Bow window with views.

### Sitting Room 10'1 x 10'10 (3.07m x 3.30m)

Radiator. Corner fireplace (closed off).

### Kitchen 12'10 x 10'8 (3.91m x 3.25m)

Radiator. Kitchen units incorporating double stainless steel sink unit. Cylinder cupboard. Opening to:

### Store/Inner Hall 6'4 x 5'4 (1.93m x 1.63m)

Boiler. Door to:

### Rear Porch

Outside door to rear.

### Toilet

Low level w.c. Washbasin.

### Utility 7'3 x 11'11 (2.21m x 3.63m)

Kitchen units incorporating single drainer stainless steel sink unit.

## FIRST FLOOR

### Landing

Radiator. Built in storage cupboard.

### Bedroom 1 13'10 x 13'4 (4.22m x 4.06m)

Radiator. Built in wardrobes. Views.

### Bedroom 3 (Rear) 7'4 x 10'8 (2.24m x 3.25m)

Radiator.



# Tudor

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# Pen Garth Lleyn Street, Pwllheli, LL53 5SR

## Bathroom 7'3 x 7'3 (2.21m x 2.21m)

Radiator. Panelled bath. Pedestal washbasin. Low level w.c. Part tiled walls.

## Bedroom 2 10'0 x 12'3 (3.05m x 3.73m)

Radiator. Eaves storage. Built in wardrobe.

## 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

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



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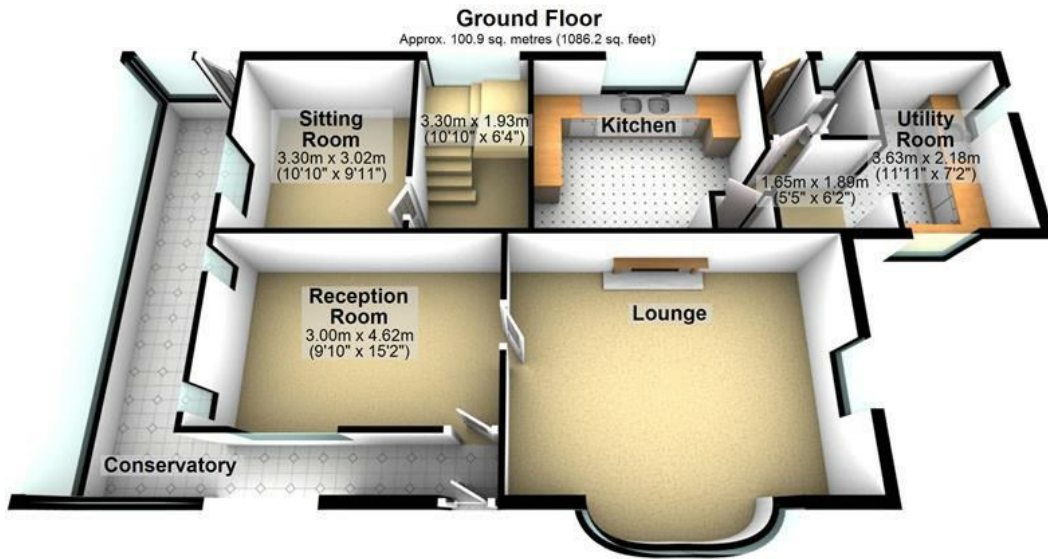
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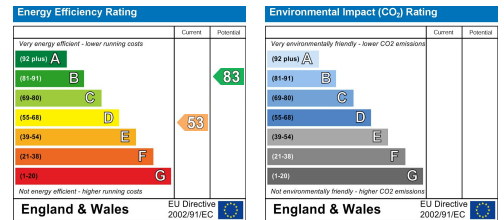
# Pen Garth Lleyn Street, Pwllheli, LL53 5SR



**Total area: approx. 165.4 sq. metres (1780.7 sq. feet)**

Disclaimer: These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate.  
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Plan produced using PlanUp.

From this office in the centre of Pwllheli proceed up Stryd Y Moch (Goal Street) at Lloyds Bank turn left and proceed up Penlôn Llyn (Lleyn Street). At the top of the hill take the left turning (signposted no through road), follow the road around and Pen Garth is the last but one property on the right.



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