

Tudor

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Flat 4, Morton, 20 West End Parade, Pwllheli, LL53 5PN

Price guide £80,000

- FOR SALE BY MODERN METHOD OF AUCTION
- Spectacular Views Over Cardigan Bay
- One Allocated Parking At Rear
- Seafront First Floor Flat - 1 Bed
- Leasehold - Share of Freehold
- Subject to Reserve Price - Buyers fees apply



Flat 4 Morton, 20 West End Parade, Pwllheli, LL53 5PN

AUCTION GUIDE £80,000 - Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited

This first floor flat 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 seaside resort situated on the south side of the Llyn peninsula and boasts excellent amenities including Leisure Centre, Golf Course, Harbour and Marina.

The accommodation has the benefit of double glazing and gas central heating, briefly comprises of the following:

Open plan lounge/diner/kitchen. One bedroom with en-suite shower room. Communal fire exit with steps down to rear allocated parking area. The front garden is for the use and benefit of all of the occupiers.

Leasehold with a share of the freehold split between all flats.

GROUND FLOOR

COMMUNAL PORCH & HALLWAY

Stairs to first floor.

FIRST FLOOR

FLAT 4

Inner Hallway

Open Plan Lounge/Diner/Kitchen 11'3 x 20'4 (3.43m x 6.20m)

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

Kitchen Area 4'0 x 11'0 (1.22m x 3.35m)

Kitchen units incorporating single drainer stainless steel sink unit. Integral oven and hobs with filter hood over. Space for fridge.

Bedroom 12'0 x 9'0 (3.66m x 2.74m)

Radiator. Door to:

En-Suite Shower Room

Shower cubicle. Low level w.c. Pedestal washbasin. Radiator.

OUTSIDE

Front communal garden. One car parking space at the rear.

SERVICES

We understand that mains water, electricity, gas and drainage are connected to the property. (GAS Combi boiler for Flat 4 is allocated in the rear landing/fire escape). Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.



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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

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TENURE

We understand that the property is long leasehold with an equal share of the freehold ownership with vacant possession available on completion. A contribution is made by all occupiers towards the running costs approx £300 per annum.

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional



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



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