

# Tudor

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



## Bryn Arlais, Penrallt, Pwllheli, LL53 5UE

**£248,000**

- Semi-Detached Residence
- South-Facing Rear Garden
- Outbuilding/Utility
- Rural Area - Outskirts of Pwllheli
- Two Bedrooms (Potential of Three)
- Modernised & Improved



# Bryn Arlais, Penrallt, Pwllheli, LL53 5UE

Tudor Estate Agents & Chartered Surveyors are delighted to offer this semi-detached residence for sale, situated in a rural area but is still convenient for the amenities available in the seaside town.

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 modernised & improved and briefly comprises of the following: - Hall. Kitchen. Lounge-Diner with the benefit of a log burner. Two bedrooms - potential to split to three. Shower room. On street parking to the front. Delightful rear garden with patio and gravelled area - views towards Pen Garn. Outbuilding with workshop and separate utility area.

## GROUND FLOOR

### Hall

Stairs to first floor. Under stairs storage cupboard. Opening to:

### Kitchen

Kitchen units with single drainer stainless steel sink unit with under-sink water heater. Cooker with extractor hood over. Space for American Style Fridge/Freezer. Tiled floor. Outside door to rear garden.

### Lounge-Diner 11'9 x 22'10 (3.58m x 6.96m)

Log burner stove. Tiled floor.

## FIRST FLOOR

### Landing

### Shower Room

Large shower cubicle with electric shower. Vanity washbasin with under-sink water heater. Low level w.c.

### Rear Bedroom 10'7 x 11'7 (3.23m x 3.53m)

### Front Bedroom 15'2 x 11'4 (4.62m x 3.45m)

Could be split into two bedrooms. 'L' shaped room. Full length fitted wardrobes.

## OUTSIDE

Rear garden with patio and gravelled areas. Raised vegetable beds. Side access to the front.

### Outbuilding/Utility 19'3 x 8'10 (5.87m x 2.69m)

In two rooms. Double glazed window and door. Plumbing for washing machine. Low level w.c.

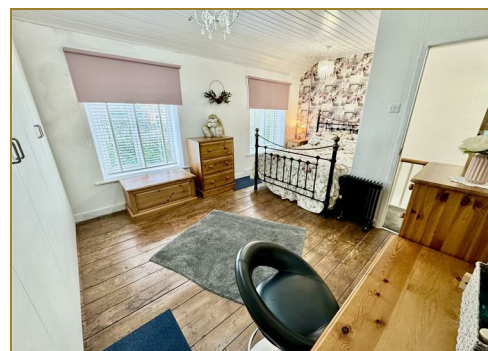
## SERVICES

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.

**Gwynedd Council Tax Band: D**



# Tudor

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

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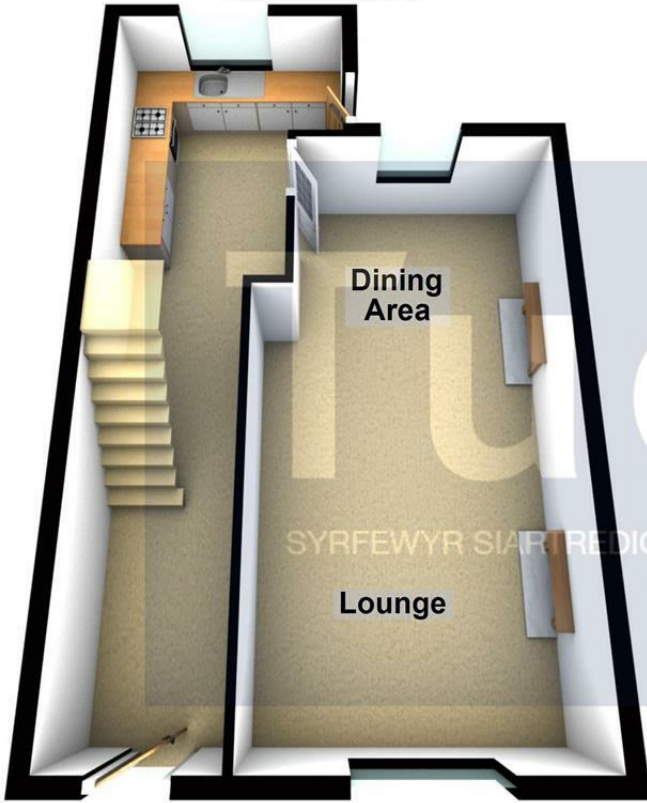
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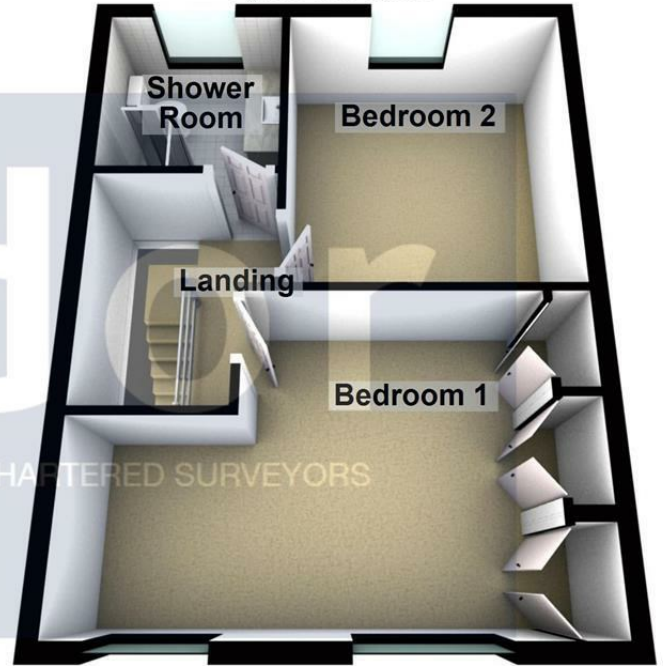
## Ground Floor

Approx. 503.9 sq. feet



## First Floor

Approx. 408.6 sq. feet



Total area: approx. 912.5 sq. feet

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Plan produced using PlanUp.

## Bryn Arlais, Penrallt, Pwllheli

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 Bryn Arlais is on the left. Sat Nav Ref: LL53 5UE.

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



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