

Tudor

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



33 Stryd Penlan, Pwllheli, LL53 5DE

£295,000

- Exquisite Well Appointed Premises
- 4 Bed Living Accommodation
- Investment Opportunity
- Boutique
- Prominent Town Centre Location
- Sold with Vacant Possession



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SEPARATE LIVING ACCOMMODATION Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this prominent town centre premises, presently a very successful Oriel Kathy Gittins boutique with separate exquisite Living Accommodation. The prominent position provides an excellent trading location in this popular market and seaside town on south side of the glorious Llyn Peninsula.

The shop is well presented, rich in traditional features, and with an excellent floor space and a frontage of 22'9 to Stryd Penlan being suitable for a variety of retail use. Close to the train station, taxi rank and Costa, Wilkos, Peacocks and Home Bargains. The attractive apartment has been tastefully and cleverly designed, taking advantage of the space available and highlighting the beams and traditional features. The apartment has the benefit of its own entrance to a hallway and cozy lounge on the ground floor. The first floor has a stunning open plan living/kitchen - a real entertainment area which also has a patio door to a nicely set out roof terrace. The four bedrooms are set out to provide ample sleeping accommodation suitable for holiday letting or owner occupier use. Modern shower room.

The property has the benefit of combined gas central heating. Most contents at the apartment are available at a price to be agreed. A viewing is highly recommended - You would not be disappointed!

GROUND FLOOR - RETAIL SPACE 22'9 x 15'0 (6.93m x 4.57m)

GROUND FLOOR - REAR STORE ROOM/KITCHEN/TOILET 10'5 x 10'9 (3.18m x 3.28m)

Overall measurements. Outside door to very small rear yard.

GROUND FLOOR

Hall

Stairs to first floor.

Lounge 12'2 x 8'3 (3.71m x 2.51m)

Maximum measurements.

FIRST FLOOR

Landing

Open Plan Living/Kitchen 15'8 x 15'2 (4.78m x 4.62m)

Maximum measurements.

Shower Room

Bedroom 3 6'9 x 7'11 (2.06m x 2.41m)

Velux.

Bedroom 2 6'5 x 7'11 (1.96m x 2.41m)

Bedroom 1 7'3 x 9'3 (2.21m x 2.82m)

Gable window.

Bedroom 4 6'11 x 5'4 (2.11m x 1.63m)

Maximum measurements.

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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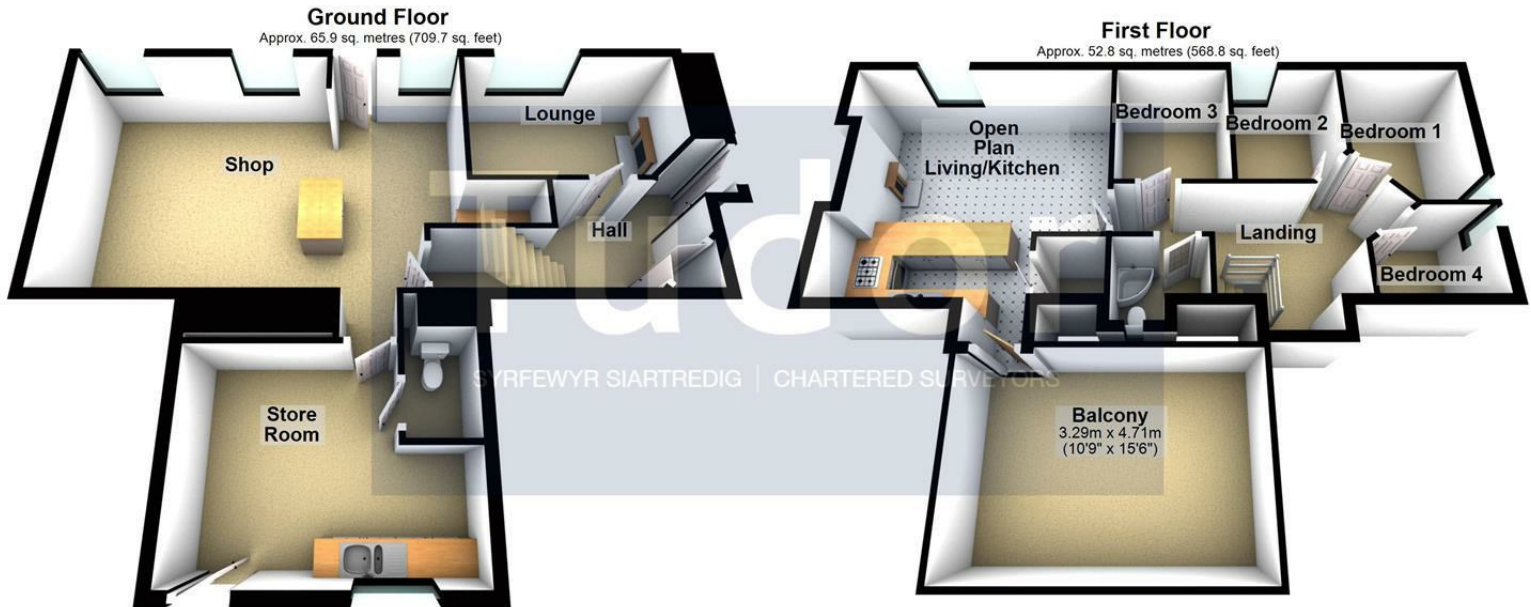
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Total area: approx. 118.8 sq. metres (1278.6 sq. feet)

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Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(12 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	
60	73		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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