

Tudor

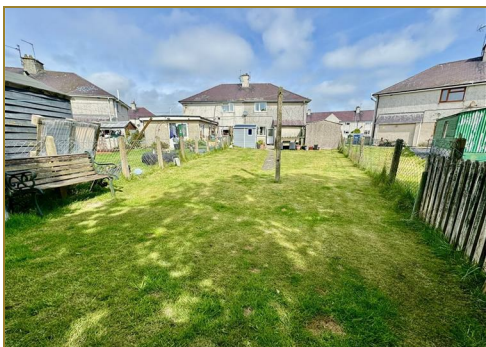
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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50 Morfa'r Garreg, Pwllheli, LL53 5AU

£237,500

- Semi-Detached Residence
- 2 Receptions & 4 Bedrooms
- Double Glazing & Central Heating
- Close to Harbour, Beach & Schools
- Gardens & Ample Parking
- Spacious Accommodation



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This semi-detached former local authority residence is situated in a convenient position close to the beach, harbour and schools. The property is also conveniently located for the amenities.

Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula. The comfortable and spacious accommodation has the benefit of double glazing and gas central heating and briefly comprises of the following: -

Hall. Shower Room. Dining room opening to lounge. Kitchen. Four bedrooms and bathroom on the first floor. Large gardens to front and rear with ample parking. Garage.

Gwynedd Council Tax Band: C

GROUND FLOOR

Hall

Radiator. Stairs to first floor.

Shower Room 5'11 x 8'4 (1.80m x 2.54m)

Shower cubicle. Vanity washbasin. Low level w.c. Tiled floor and walls. Radiator. Storage cupboard.

Dining Room 11'11 x 11'11 (3.63m x 3.63m)

Radiator. Double doors to:

Lounge 11'11 x 11'11 (3.63m x 3.63m)

Living flame gas fire. Radiator.

Utility Understair Area

With gas combi boiler for central heating and hot water. Plumbing for washing machine.

Kitchen 10'3 x 8'8 (3.12m x 2.64m)

Kitchen units with single drainer stainless steel sink unit. Gas hobs with electric oven. Tiled floor.

Rear Porch/Store

Outside door to rear.

FIRST FLOOR

Landing

Rear Bedroom 10'4 x 9'3 (3.15m x 2.82m)

Radiator.

Rear Bedroom 11'10 x 11'10 (3.61m x 3.61m)

Radiator.

Front Bedroom 11'11 x 11'11 (3.63m x 3.63m)

Radiator.

Front Bedroom 10'4 x 8'6 (3.15m x 2.59m)

Radiator.



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OUTSIDE

Large front garden with ample parking area. Rear garden with lawn and paved patio area.

Garage 16'7 x 17'8 (5.05m x 5.38m)

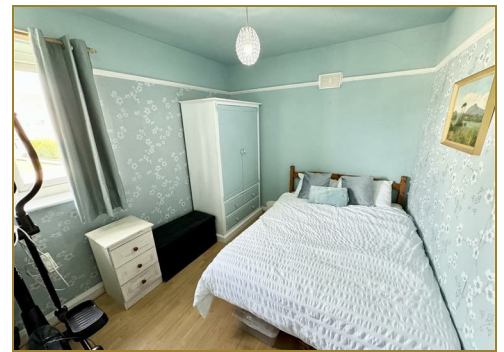
With electricity. Service door to garden. Up and over door.

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.



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			(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	70	82	EU Directive 2002/91/EC		
England & Wales			England & Wales		



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