

Tudor

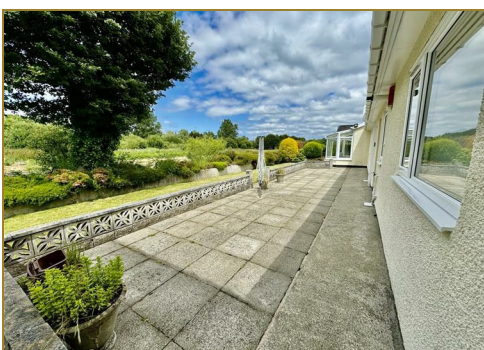
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Y Dorlan, 100 Lon Ceredigion, Pwllheli, LL53 5RA

£415,000

- Delightful Detached Bungalow
- Close to Golf, Beach & Town
- Drive, Parking & Attractive Gardens
- Sought-After Corner Site Position
- Four Bedrooms
- Large Garage with Extra Height



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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this delightful detached bungalow. This is rare opportunity to acquire a spacious residence in a corner site position in one of the most desirable residential estate.

The property is within walking distance of the beach and golf course and with the leisure centre, schools and town centre close by. Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including the marina.

The comfortable accommodation has the benefit of brand new double glazing throughout and gas central heating (installed in 2021) and briefly comprises of the following: -

Entrance hall. Cloak room. Inner hall. Lounge with patio door to conservatory. Dining room. Kitchen. Utility. Four bedrooms. Bathroom. Drive with off road parking. Delightful gardens surrounding the property. Detached large garage with store garden - extra height - ideal for campervan or boat storage. Inspection highly recommended.

Entrance Hall

Cloak Room 2'11 x 10'4 (0.89m x 3.15m)

Low level w.c. Vanity washbasin.

Inner Hall

Storage cupboard.

Lounge 12'11 x 22'9 (3.94m x 6.93m)

Two radiators. Sliding patio door to:

Conservatory

Patio door to rear garden.

Dining Room 11'7 x 10'6 (3.53m x 3.20m)

Radiator.

Kitchen 12'9 x 10'6 (3.89m x 3.20m)

Kitchen units incorporating single drainer stainless steel sink unit. Hobs. Oven and grill. Space for fridge. Breakfast unit with cupboard under. Radiator. Door to:

Utility Room

Worcester Combi boiler for central heating and hot water. Sink unit. Plumbing for washing machine and dishwasher. Outside door to rear.

Bedroom 4 9'11 x 10'4 (3.02m x 3.15m)

Radiator. Fitted wardrobes.

Bedroom 3 11'11 x 10'4 (3.63m x 3.15m)

Radiator.

Bathroom 7'4 x 10'4 (2.24m x 3.15m)

Modern white suite comprising vanity unit with washbasin and low level w.c. Panelled bath with central taps. Corner shower. Tiled floor and walls. Towel radiator.

Bedroom 2 9'11 x 10'4 (3.02m x 3.15m)

Door to:

Rear Porch

Outside door to covered area leading to garage.



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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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Bedroom 1 12'11 x 10'6 (3.94m x 3.20m)

Radiator. Fitted wardrobes.

OUTSIDE

Drive with ample parking. Attractively laid out gardens to front and rear with patio areas.

Large Garage 19'1 x 19'9 (5.82m x 6.02m)

Door to:

Store Room 19'1 x 7'0 (5.82m x 2.13m)

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.

GWYNEDD COUNCIL TAX

Band F



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Total area: approx. 197.7 sq. metres (2128.1 sq. feet)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC	80	51	
England & Wales			

Environmental Impact (CO ₂) Rating		Current		Potential	
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Very environmentally friendly - lower CO ₂ emissions					
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