

Tudor

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



8, Abererch Road, Pwllheli, LL53 5LR

£134,000

- Inner Terrace Cottage
- Close to Town, Beach & Marina
- Rear Garden
- Popular Residential Area
- Two Bedrooms
- Attractively Decorated



8 Abererch Road, Pwllheli, LL53 5LR

PRESENTLY USED FOR HOLIDAY LETTING Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this inner terrace cottage situated in a popular residential area on the outskirts of the town but within walking distance of the high street, beach and marina.

The comfortable accommodation has been modernised & improved and briefly comprises of the following: - Lounge.
Kitchen with door to rear deck garden. Shower room. Two bedrooms.
Inspection recommended.

GROUND FLOOR

Lounge 11'6 x 12'1 (3.51m x 3.68m)

Slate hearth with electric fire. Open beams. UPVC double glazed sash window. Stairs to first floor. Under stairs storage with space for fridge.

Kitchen 8'3 x 7'3 (2.51m x 2.21m)

Modern fitted kitchen with single drainer stainless steel sink unit. Space for cooker. Extractor hood over. Outside door to rear.

Inner Hall

Skylight. Door to:

Shower Room

Modern white suite with pedestal washbasin. Low level w.c. Corner entry shower with electric shower. Skylight. Tiled floor and walls.

FIRST FLOOR

Landing

Rear Bedroom 6'8 x 5'4 (2.03m x 1.63m)

Skylight.

Front Bedroom 11'5 x 6'6 (3.48m x 1.98m)

OUTSIDE

Enclosed rear yard.

SERVICES

We understand that mains water, electricity 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 B



Tudor

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Percent	Very environmentally friendly - lower CO ₂ emissions	Current	Percent
(92 plus) A		95	(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E		47	(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		EU Directive 2002/91/EC			



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