

# Tudor

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



**31, New Street, Pwllheli, LL53 5HP**

**£145,000**

- Inner Terrace Residence
- Double Glazing & Central Heating
- Ideal Starter Home
- Convenient for High Street
- Three Bedrooms
- Close to Public Car Park (with Resident Parking Permits)



# 31 New Street, Pwllheli, LL53 5HP

This inner terrace residence is situated in a convenient position within walking distance to the high street and shops. Pwllheli is the market and seaside town situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course, marina, beach and schools.

The property has been freshly redecorated and has the benefit of double glazing and gas central heating (New Boiler Fitted February 2023) and briefly comprises of the following:- Hall. Lounge. Kitchen. Bathroom. Two bedrooms on the first floor with an attic room on the second floor. Small rear yard.

## GROUND FLOOR

### Hall

UPVC double glazed front door opening to:

### Lounge 11'1 x 10'4 (3.38m x 3.15m)

Fireplace (presently not in use). Radiator. Stairs to first floor. Opening to:

### Kitchen 10'9 x 10'9 (3.28m x 3.28m)

Radiator. Kitchen units incorporating single drainer stainless steel sink unit with mixer tap. Combi boiler for central heating and hot water (installed February 2023).

### Rear Hall

Radiator. Outside door to rear.

### Bathroom

Low level w.c. Pedestal washbasin. Panelled bath with mixer tap and shower attachment. Radiator.

## FIRST FLOOR

### Landing

### Rear Bedroom 6'2 x 11'9 (1.88m x 3.58m)

Radiator.

### Front Bedroom 11'1 x 9'6 (3.38m x 2.90m)

Radiator.

## SECOND FLOOR

### Attic Room 8'0 x 15'0 (2.44m x 4.57m)

Radiator. Two velux windows.

## OUTSIDE

Rear yard.

## SERVICES

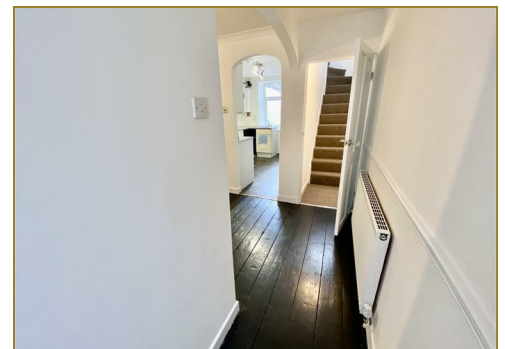
We understand that mains water, electricity, gas and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

We understand that the property is offered for sale with vacant possession on completion.

## GWYNEDD COUNCIL TAX

Band C



# Tudor

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

T: 01758 701 100

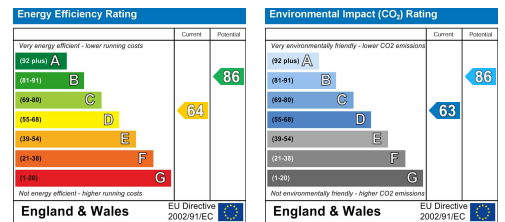
E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

# 31 New Street, Pwllheli, LL53 5HP



From this office proceed towards the station and then pass 'Costa' and 'Home Bargains' then along New Street and number 31 is on the left hand side. O.S. Ref: SH 376 351 Sat Nav Ref: LL53 5HP



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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA  
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 E: info@huwtudor.co.uk  
 www.huwtudor.co.uk