

Tudor

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



6 Lon Ceredigion, Pwllheli, LL53 5PP

£345,000

- Detached Residence
- Close to Beach, Golf & Schools
- 3 Receptions & 4 Bedrooms
- Popular Residential Area
- Modern Spacious Accommodation
- Garden & Parking



6 Lon Ceredigion, Pwllheli, LL53 5PP

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this detached residence situated in a popular and sought-after residential area close to the golf, leisure centre & schools. The beach and town with its excellent amenities are also within walking distance.

Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula.

The spacious accommodation has been modernised and improved the benefit of double glazing and gas central heating and briefly comprises of the following: - Porch. Hall. Lounge. Snug room. Open plan Kitchen-Diner. Utility. Downstairs toilet. On the first floor: - Four bedrooms, toilet and bathroom. Off-road Parking area. Easily maintained rear patio and lawn garden.

GROUND FLOOR

Porch

Quarry tiled floor. Double glazed windows in a timber frame. Door to:

Hall

Radiator. Stairs to first floor. Tiled floor. Door to:

Lounge 14'0" x 21'3" (4.27 x 6.48)

Maximum measurements. 'L' shaped room. Two radiators. Fireplace with multi fuel stove on slate hearth. Glazed door to:

Snug Room 14'2" x 9'3" (4.32 x 2.82)

Radiator. Door to:

Open Plan Kitchen Diner 15'0 x 22'9 (4.57m x 6.93m)

'L' shaped room. Modern fitted kitchen units with breakfast bar. Oven and grill. Dishwasher. Integral fridge. Two radiators. One and a half bowl stainless steel sink unit. Under stairs cupboard. Tiled floor. Radiator. Patio door to front. Door to:

Utility Room 13'4" x 9'3" (4.06 x 2.82)

Quarry tiled floor. Single drainer unit. Plumbing for washing machine. Outside door to rear.

Toilet

Low level W.C. Washbasin.

FIRST FLOOR

Landing

Bedroom 1 (Front) 14'2" x 11'2" (4.32 x 3.40)

Maximum to recess. Radiator. Fitted wardrobes.

Bedroom 2 (Rear) 8'3" x 11'3" (2.51 x 3.43)

Radiator.

Toilet

Low level W.C.

Bathroom

Corner bath with shower over. Radiator. Cylinder cupboard.

Bedroom 3 (Front) 12'0" x 11'1" (3.66 x 3.38)

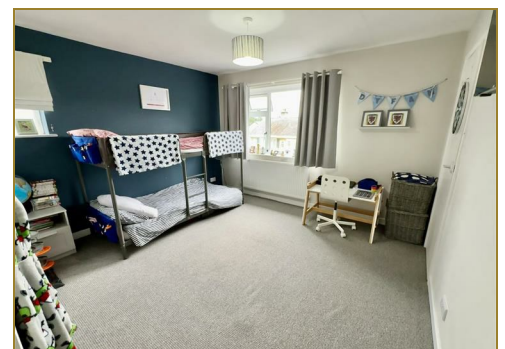
Radiator. Built in wardrobe.

Bedroom 4 (Rear) 8'2" x 11'4" (2.49 x 3.45)

Radiator.

OUTSIDE

Parking area to the front. Lawn and paved patio rear garden.. Garden shed.



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

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SERVICES

We understand that mains water, electricity, drainage and gas 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

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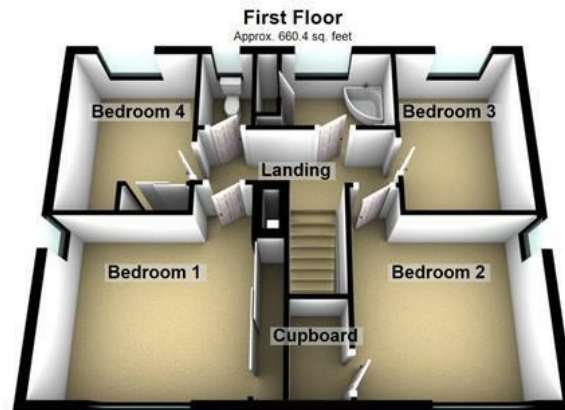
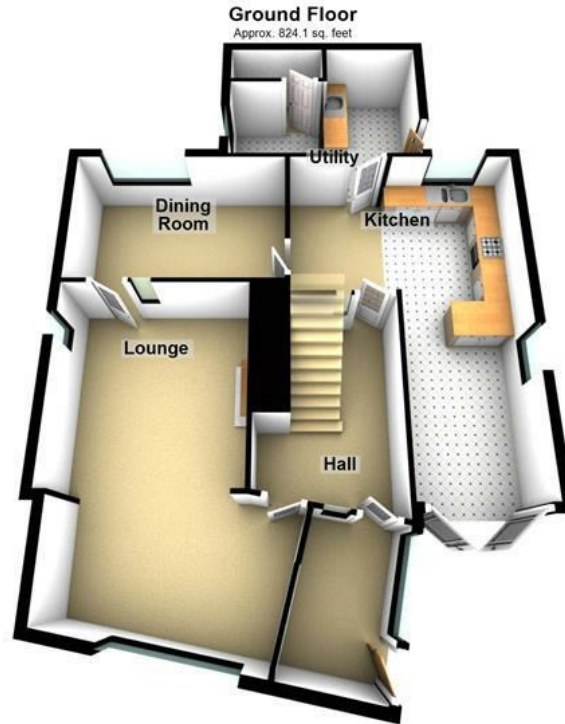
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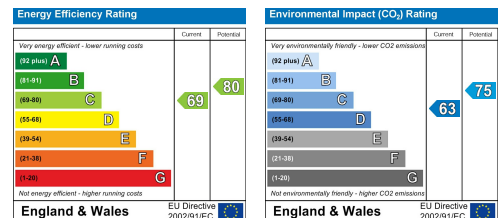


Total area: approx. 1484.4 sq. feet

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Plan produced using PlanUp.

Hafod, 6 Lon Ceredigion, Pwllheli

From this office in the centre of Pwllheli proceed via Y Maes (the site of the weekly Wednesday market). Proceed along Lon Caerdydd, over the bridge and then bear right where indicated towards the golf course. Pass Talcymerau Mawr and then take the first right turning into Lon Ceredigion and Hafod, number 6 is then on the right hand side. O.S Ref:- SH 367-344. Sat Nav Ref: LL53 5PP



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