

# Tudor

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



**Tan Y Graig, 71, Abererch Road, Pwllheli, LL53 5LR**

**£149,995**

- Semi-Detached Residence
- Convenient for the Town & Shops
- Three Bedrooms
- Popular Residential Area
- Ripe for Refurbishment
- Front & Rear Gardens





# Tan Y Graig, 71 Abererch Road, Pwllheli, LL53 5LR

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this semi-detached residence located in this popular residential area in a convenient position, within walking distance of the shops, marina and beach.

The property offers great potential and is ripe for refurbishment and briefly comprises of the following: - Hall. Sitting room. Lounge. Kitchen. Three Bedrooms. Bathroom with Separate Toilet. Front and Rear Gardens.

Gwynedd Council Tax Band: C

## GROUND FLOOR

### Hall

Night storage heater. Stairs to first floor. Pantry cupboard.

### Sitting Room 10'7 x 9'7 (3.23m x 2.92m)

### Lounge 9'3 x 14'10 (2.82m x 4.52m)

Fireplace. Cupboard in alcove.

### Kitchen 7'3 x 10'10 (2.21m x 3.30m)

Night storage heater. Outside door to rear.

## FIRST FLOOR

### Landing

### Bathroom

### Separate Toilet

### Front Bedroom 10'6 x 9'8 (3.20m x 2.95m)

### Bedroom 7'5 x 10'7 (2.26m x 3.23m)

### Bedroom 9'7 x 14'9 (2.92m x 4.50m)

Built in wardrobes.

## OUTSIDE

Front garden area. Rear lawn garden.

## 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.



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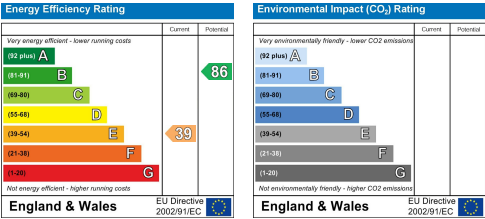
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