

Tudor

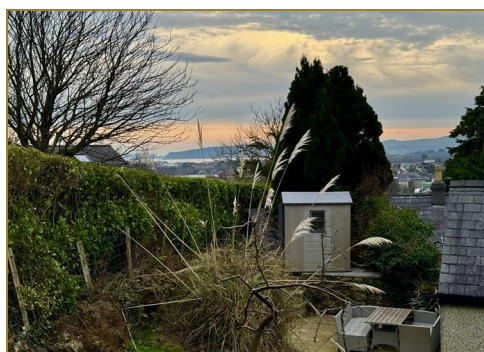
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chartered surveyors | estate agents | property managers



3 Fron Oleu Caernarfon Road, Pwllheli, LL53 5LN

£280,000

- Detached Residence
- Spacious Accommodation
- Large Garden & Off-Road Parking
- Outskirts of the Town
- Four Bedrooms
- Can be Sold Furnished



3 Fron Oleu Caernarfon Road, Pwllheli, LL53 5LN

Tudor Estate Agents & Chartered Surveyors are delighted to offer this detached residence for sale, situated on the outskirts of the town but within walking distance of the High Street and Shops.

Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and marina.

The cottage has been modernised and improved, has the benefit of double glazing and gas central heating and briefly comprises of the following: - Lower Ground Floor: Hall. Two Bedrooms. Bathroom.

Upper Ground Floor: Two Bedrooms. Lounge. Kitchen-Diner.

Paved patio area to the front with steps leading up to patio & lawn garden at the rear with a glimpse of the sea to be seen in the distance. The parking space on opposite side of the lane is included (greenhouse not included) - Plan to follow.

Inspection Highly Recommended. *Currently regarded as a second home, and has been operated as a holiday let previously*

LOWER GROUND FLOOR

Hall

Stairs to first floor. Radiator.

Bedroom 9'8 x 12'3 (2.95m x 3.73m)

Fitted cupboards and worktop - suitable for home office. Radiator.

Bathroom 6'4 x 7'5 (1.93m x 2.26m)

Modern suite comprising corner shower. Vanity washbasin. Low level w.c. Tiled walls. Jacuzzi style bath under stairs. Towel radiator.

Bedroom 9'2 x 13'7 (2.79m x 4.14m)

Radiator. Full length fitted wardrobes in attractive pine. Outside door.

UPPER GROUND FLOOR

Landing

Kitchen-Diner 10'5 x 13'8 (3.18m x 4.17m)

Average measurement plus door recess and utility recess. Kitchen units with induction hob and filter hood over. Single drainer one and a half bowl stainless steel sink unit. Mixer tap. Integral dishwasher. Double oven. Plumbing for washing machine. Radiator. Tiled floor. Outside door to rear garden. Utility area with plumbing for washing machine.

Bedroom 9'9 x 12'7 (2.97m x 3.84m)

Radiator. Built in cupboard over the stairs.

Bedroom 6'8 x 7'5 (2.03m x 2.26m)

Radiator. Fitted shelves.

Lounge 11'2 x 13'10 (3.40m x 4.22m)

Patio doors to paved patio area.

OUTSIDE

Paved patio area to the front with steps leading up to lawned garden with paved patio at the rear. Foot access to road from front and rear. Parking space on opposite side of the lane is included. Plan to follow.



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SERVICES

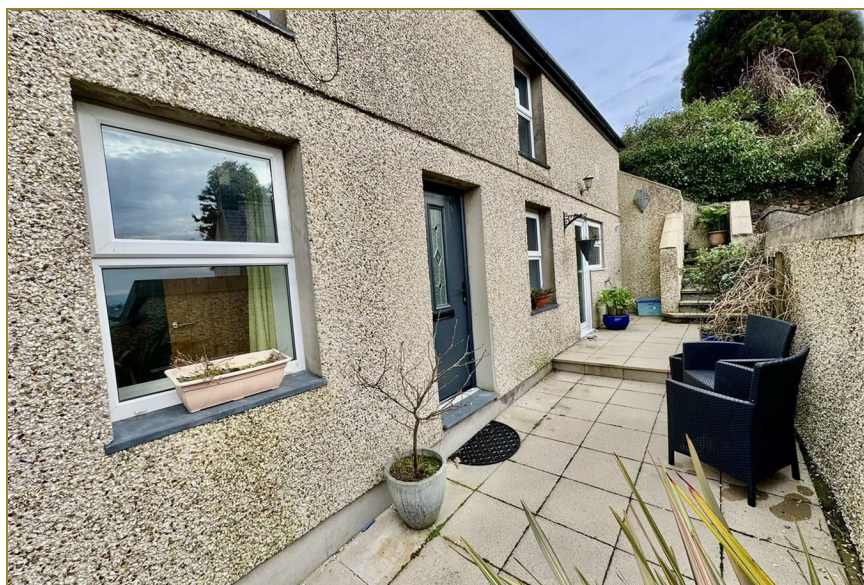
We understand that mains, water, electricity, gas and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is freehold with vacant possession available on completion.

GWYNEDD COUNCIL TAX

Band C



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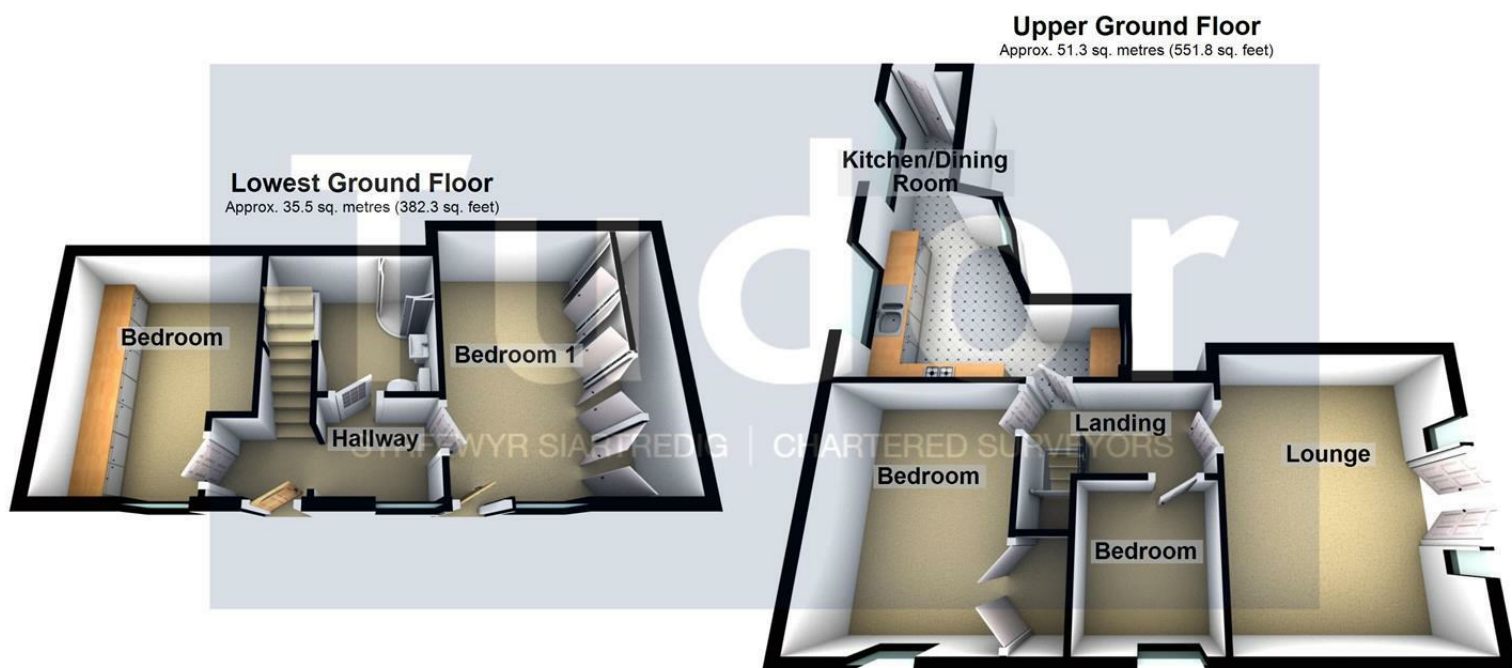
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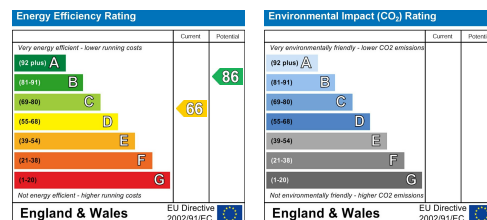
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Total area: approx. 86.8 sq. metres (934.1 sq. feet)

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