

Tudor

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



31 Penrhydylniog, Pwllheli, LL53 5NL

£169,500

- Inner Terrace Residence
- Two Bedrooms
- Rear Courtyard
- Convenient for the Town
- Double Glazing & Gas Central Heating
- Viewing Recommended



31 Penrhydlyniog, Pwllheli, LL53 5NL

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this inner terrace residence, situated in a convenient position within easy walking distance of the town and amenities.

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

The property offers comfortable accommodation with the benefit of double glazing and central heating and briefly comprises of the following: - Hall. Open Plan Living Dining. Kitchen. Utility. Two Bedrooms & Bathroom. Rear Courtyard. Inspection Highly Recommended.

GROUND FLOOR

Hall

Radiator.

Lounge 10'11 x 17'7 (3.33m x 5.36m)

Two radiators. Living flame gas fire. Door to:

Inner Hall

Under stairs storage.

Kitchen 6'10 x 10'9 (2.08m x 3.28m)

Kitchen units incorporating stainless steel sink unit. Induction hob with extractor hood over. Integrated oven. Radiator. Outside door to rear.

Utility 6'10 x 5'0 (2.08m x 1.52m)

Worktop with space underneath. Plumbing for washing machine.

FIRST FLOOR

Landing

Radiator.

Bathroom 6'11 x 10'7 (2.11m x 3.23m)

Panelled bath with shower over. Pedestal washbasin. Low level w.c. Radiator. Cupboard with combi boiler for central heating and hot water (installed September 2024).

Rear Bedroom 7'10 x 7'10 (2.39m x 2.39m)

Radiator.

Front Bedroom 12'0 x 9'6 (3.66m x 2.90m)

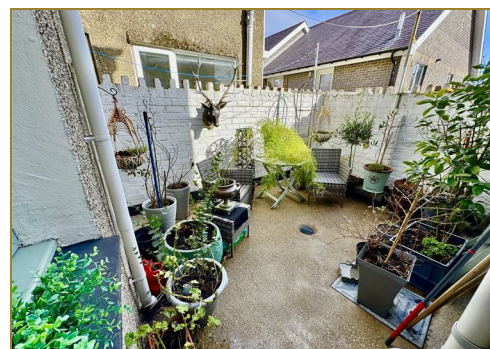
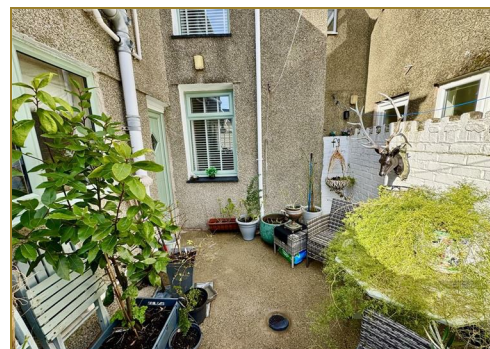
Radiator. Full length wardrobes.

OUTSIDE

Rear courtyard.

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.



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TENURE

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

GWYNEDD COUNCIL TAX

Band B



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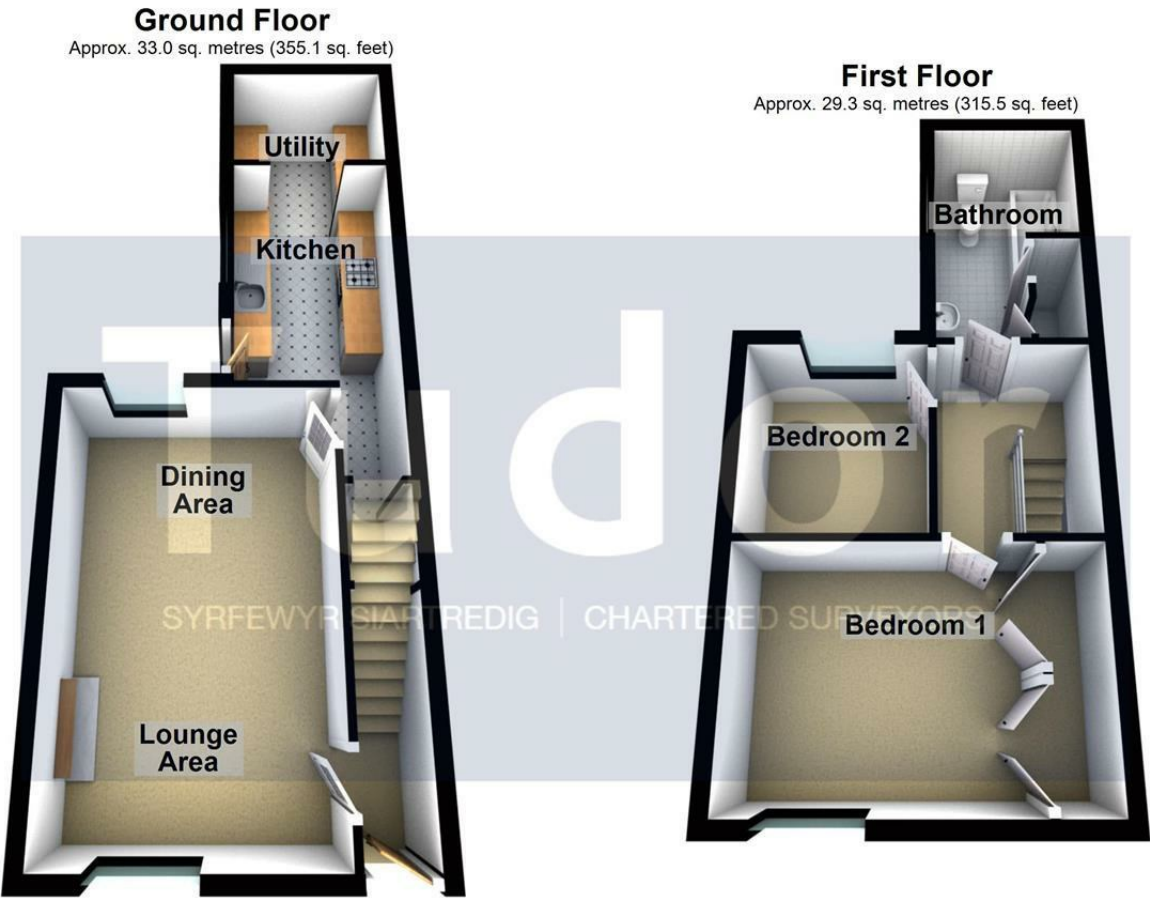
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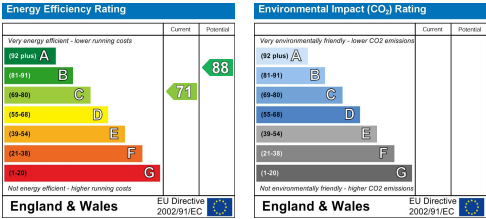
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Total area: approx. 62.3 sq. metres (670.6 sq. feet)
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