

Tudor

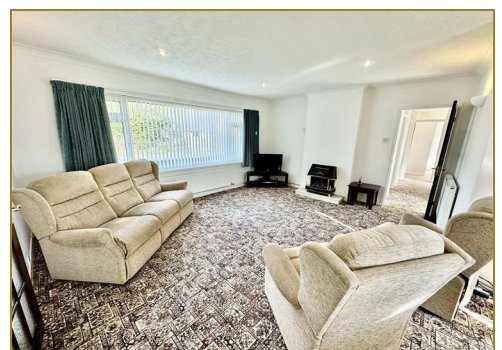
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chartered surveyors | estate agents | property managers



Y Garn, 40 Lon Ceredigion, Pwllheli, LL53 5PP

£299,950

- Delightful Detached Bungalow
- Close to Golf, Beach & Town
- Spacious Accommodation
- Sought-After Residential Area
- Three Bedrooms
- Parking, Garage & Attractive Gardens



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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this delightful detached bungalow.

This is rare opportunity to acquire a spacious residence in one of the most desirable residential estate.

The property is within walking distance of the beach and golf course and with the leisure centre, schools and town centre close by. Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including the marina.

The comfortable accommodation has the benefit of double glazing throughout and gas central heating and briefly comprises of the following: -

Porch. Entrance Hall. Utility. Lounge-Diner. Kitchen. Three Bedrooms & Shower Room. Drive with off road parking for two cars. Delightful Large Secure Rear Garden. Large Double Garage. Inspection highly recommended.

Porch

Entrance Hall

Door to Lounge. Door to:

Utility 5'11 x 5'11 (1.80m x 1.80m)

Single drainer stainless steel sink unit. Plumbing for washing machine. Access to:

Garage 13'4 x 17'2 (4.06m x 5.23m)

Service door to rear. Up and over door (electrically operated with remote control).

Lounge 16'9 x 23'10 (5.11m x 7.26m)

'L' shaped room. Three radiators. Gas fire. Hatch to kitchen. Lounge area (16'9 x 13'10) & Dining Area (9'11 x 10'2). Door to:

Inner Hall

Hatch with drop down ladder to partially boarded loft with combi boiler for central heating and hot water.

Kitchen 13'2 x 9'6 (4.01m x 2.90m)

Kitchen units comprising single drainer stainless steel sink unit. Oven & Gas Hobs. Free-standing Fridge Freezer. Radiator. Outside door to rear.

Bedroom 6'3 x 10'0 (1.91m x 3.05m)

Radiator. Built in wardrobe.

Bedroom (Front) 15'6 x 10'0 (4.72m x 3.05m)

Radiator. Fitted wardrobes.

Bedroom (Rear) 10'0 x 13'4 (3.05m x 4.06m)

Radiator. Fitted wardrobe.

Shower Room 5'5 x 9'6 (1.65m x 2.90m)

Radiator. Shower cubicle. Low level w.c. Pedestal washbasin. Radiator.

OUTSIDE

Drive with parking area to the front. Side access to large rear garden with patio and lawn and mature fruit trees. Outbuilding/Store Room.



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SERVICES

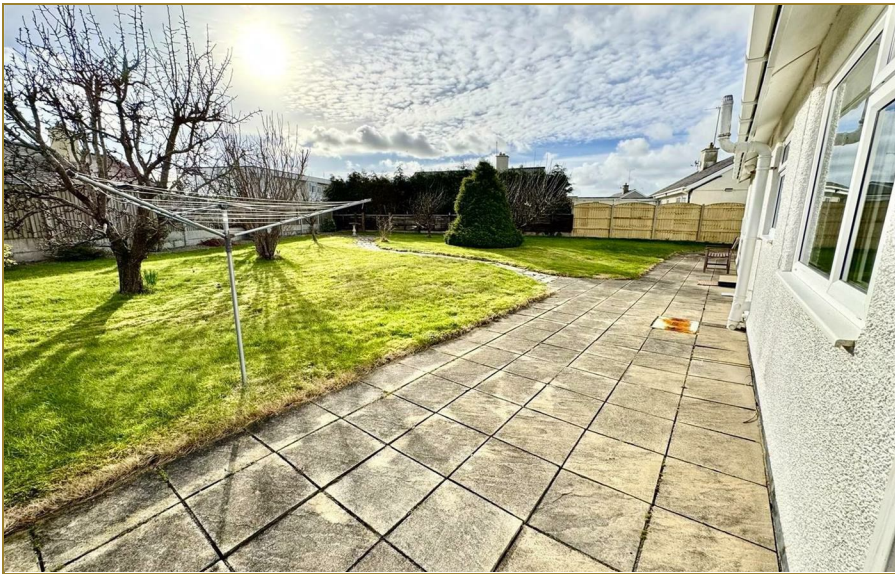
We understand that mains water, electricity, gas and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

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

GWYNEDD COUNCIL TAX

Band 'E'.



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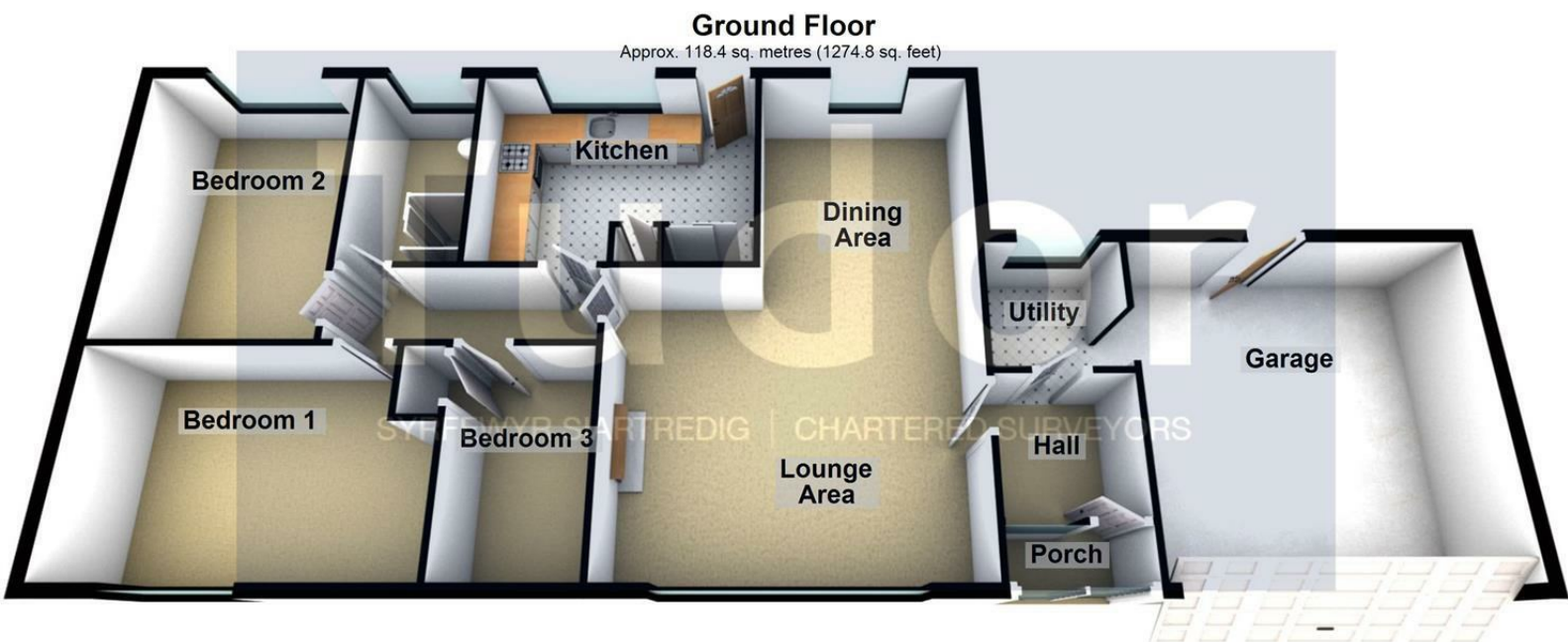
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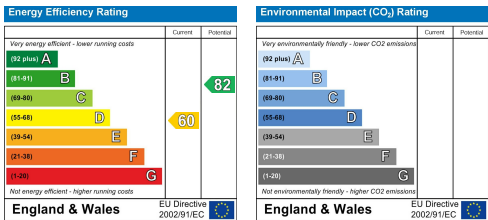
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Total area: approx. 118.4 sq. metres (1274.8 sq. feet)

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