

# Tudor

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chartered surveyors | estate agents | property managers



## Celyn y Mor, 12 Innes Estate, Pwllheli, LL53 5RP

**£750,000**

- Delightful Detached Residence
- Direct Access to Beach & Close to Golf Course
- Attractively Decorated Throughout
- Truly Breathtaking Sea Views - South Facing
- Four Spacious Bedrooms & Three Bathrooms
- Open Plan Lounge/Kitchen/Diner with Balcony





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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this delightful detached south-facing residence for sale with truly spectacular sea views enjoyed over Cardigan Bay.

This is a rare opportunity to acquire this sought-after beautiful property boasting direct beach access. Celyn Y Mor is a stunning example of contemporary living, built in 2009, an exceptional design complemented throughout creating a perfect blend of comfort and style. Situated in peaceful residential area within a very short walk to the beautiful sandy beach and popular golf course and is convenient for Pwllheli, the busy market town on the south coast of the glorious Llyn Peninsula which boasts excellent amenities including the marina.

This property offers generous accommodation with the benefit of underfloor heating throughout and briefly comprises of: Entrance Hallway. Bedroom Suite with Wet Room. Garage & Utility. Proceeding to a Bathroom and Three Bedrooms, one with En-Suite on the upper level and then onto the Spacious Open Plan Living Kitchen area on the first floor enjoying truly spectacular views. Outside provides ample parking area with steps leading to the upper level patio & balcony which provides direct access to the beach. We highly anticipate that this beautiful home will be extremely popular. To avoid any disappointment call the office to arrange your viewing.

## LOWER GROUND FLOOR

### Entrance Hall 13'0 x 9'2 (3.96m x 2.79m)

Attractive Welsh slate floor with underfloor heating.

### Bedroom Suite 13'4 x 16'3 (4.06m x 4.95m)

Fitted wardrobes. Door to:

### En-Suite Wet Room (Jack & Jill) 7'7 x 7'0 (2.31m x 2.13m)

Washbasin. Low level w.c. Walk-in Shower. Towel radiator. Door to:

### Large Garage 16'9 x 20'3 (5.11m x 6.17m)

Electric roller door. Tiled floor. Service door to side. Built in cupboards. Door to:

### Utility 12'5 x 6'11 (3.78m x 2.11m)

Worktop with cupboard and sink unit. Plumbing for washing machine. Cylinder cupboard with gas boiler.

## GROUND FLOOR

### Landing

### Bathroom 6'1 x 7'9 (1.85m x 2.36m)

Modern suite with Panelled bath with mixer tap & shower attachment. Low level w.c. Washbasin. Tiled walls and floor. Towel radiator.

### Main Bedroom 13'4 x 16'4 (4.06m x 4.98m)

Fitted wardrobes. Door to:

### En-Suite Bathroom

Modern suite comprising panelled bath with mixer tap & shower attachment. Low level w.c. Washbasin. Shower cubicle. Towel radiator.

### Bedroom 17'7 x 9'10 (5.36m x 3.00m)

Now used as study. Patio door to front patio under balcony.

### Rear Bedroom 16'9 x 9'6 (5.11m x 2.90m)

Fitted wardrobe.

## FIRST FLOOR OPEN LIVING SPACE



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## Lounge Area 35'5 x 15'3 (10.80m x 4.65m)

Patio doors to south-facing balcony enjoying spectacular sea views. Velux roof lights. Jetmaster Open Fire. Vaulted ceiling with open beams.

## Kitchen-Dining

Modern fitted kitchen with integrated double oven & microwave. Ceramic hob with extractor hood over. American style fridge freezer. Dishwasher. Delightful views with patio door to balcony.

## SERVICES

We understand that mains water, gas, drainage and electricity 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.

## FEATURES

The property has the benefit of an internal central vacuum system, a built-in vacuum cleaning system that is a permanent fixture in the property. Also an internal speaker system.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	



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