

# Tudor

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



**Cainfro Lleyen Street, Pwllheli, LL53 5TF**

**£385,000**

- Detached Residence
- Offering Great Potential
- Five Bedrooms
- Outskirts of the Town
- Spacious Accommodation
- Parking, Gardens & Garage





# Cainfro Llyn Street, Pwllheli, LL53 5TF

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this detached residence for sale, situated in a convenient rural position on the outskirts of the town.

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 spacious accommodation offers great potential and briefly comprises of the following: -

Porch. Entrance Hall. Lounge. Kitchen-Diner. Three Bedrooms. Bathroom & Separate Shower Room. With an additional two bedrooms on the first floor, one presently used as a lounge with patio doors opening to balcony, enjoying delighted rural views. Garage & Workshop on the lower ground floor. Ample parking to the front. Gardens.

Inspection High Recommended.

## GROUND FLOOR

### Porch

Sliding door. Door to:

### Entrance Hallway

Radiator. Stairs to first floor. Stairs lower ground floor with access to garage.

### Lounge 19'8 x 12'7 (5.99m x 3.84m)

Countryside views. Fireplace. Radiator.

### Kitchen-Diner 16'9 x 12'0 (5.11m x 3.66m)

Kitchen units incorporating single drainer stainless steel sink unit. Induction hobs. Integral hobs. Radiator. Airing cupboard with cylinder. Sliding patio door.

### Bedroom 11'5 x 10'11 (3.48m x 3.33m)

Radiator. Built in wardrobe.

### Bedroom 13'9 x 9'3 (4.19m x 2.82m)

Radiator. Fitted wardrobes.

### Rear Bedroom 9'9 x 13'9 (2.97m x 4.19m)

Radiator. Fitted wardrobes.

### Shower Room

Low level w.c. Washbasin. Shower cubicle.

### Bathroom 7'5 x 8'5 (2.26m x 2.57m)

Low level w.c. Washbasin. Bath.

### Utility 10'5 x 6'6 (3.18m x 1.98m)

Units with sink. Plumbing for washing machine.

## FIRST FLOOR

### Landing

Seating area in dormer. Radiator. Storage cupboard.

### Bedroom/Study 10'4 x 11'11 (3.15m x 3.63m)

### Bedroom/Lounge 8'9 x 21'9 (2.67m x 6.63m)

Eaves storage cupboard. Radiator. Sliding patio door to balcony with views.



# Tudor

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# Cainfro Lleyn Street, Pwllheli, LL53 5TF

## LOWER GROUND FLOOR

**Garage 11'5 x 17'9 (3.48m x 5.41m)**

Up and over auto electric door. Opening to:

**Workshop 19'8 x 12'9 (5.99m x 3.89m)**

Oil tank.

## OUTSIDE

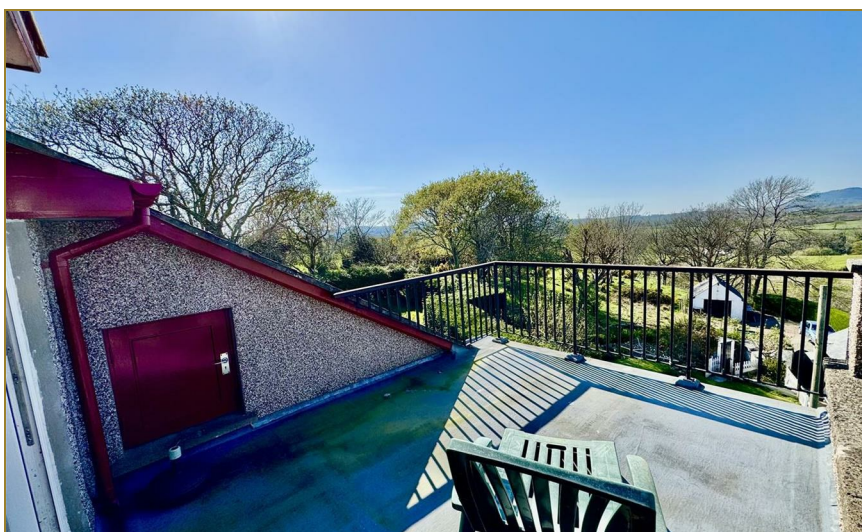
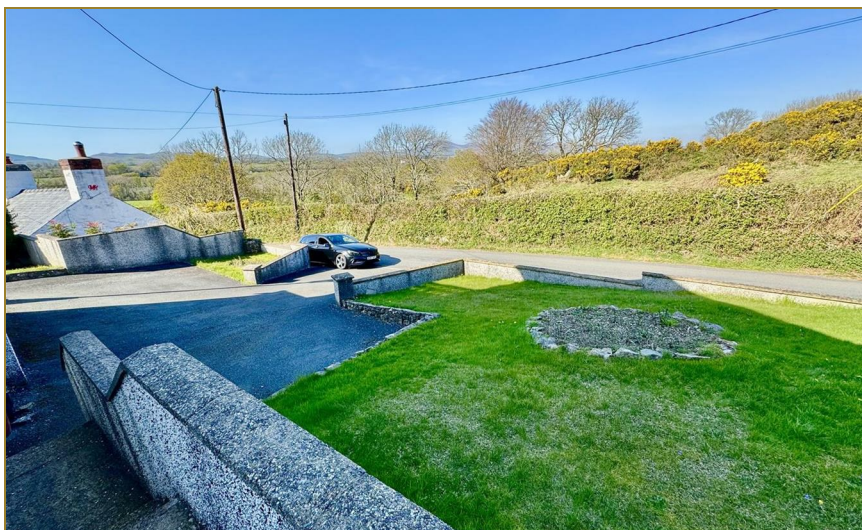
Front parking area. Rear garden with paved patio area. Spectacular countryside views.

## SERVICES

We understand that mains water and electricity are connected to the property. Private drainage (septic tank). Oil for central heating. 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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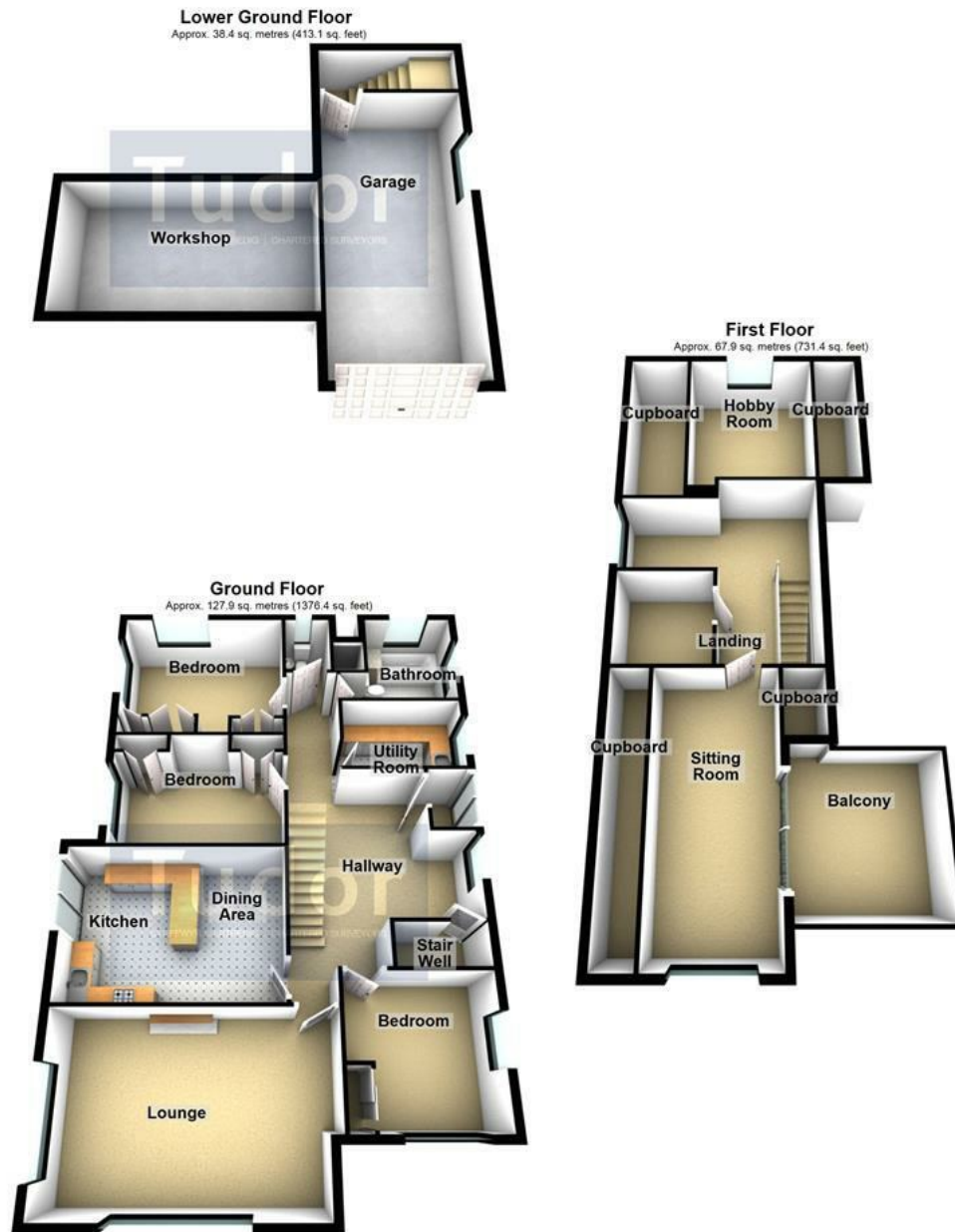
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# Cainfro Lleyrn Street, Pwllheli, LL53 5TF



Total area: approx. 234.2 sq. metres (2520.8 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	49
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(32 plus) A			
(21-31) B			
(13-30) C			
(5-12) D			
(1-4) E			
(1-4) F			
(1-4) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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