

# Tudor

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



**Derwen, Ala Road, Pwllheli, LL53 5BW**

**Guide price £420,000**

- Detached Residence
- Sought-After Residential Area
- Open Plan Living & 3 Bedrooms
- Modern & Attractive Accommodation
- Short Walk to the Town
- Gardens, Parking & Garage





# Derwen, Ala Road, Pwllheli, LL53 5BW

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this beautifully refurbished three-bedroom detached bungalow, situated on Ala Road, a sought-after residential area in the heart of Pwllheli, and just a short walk from the town centre, marina, and beaches, the property combines convenience with a peaceful residential setting.

Thoughtfully renovated throughout, the home now boasts bright, contemporary interiors with high-quality finishes and a layout designed for easy modern living. The spacious open-plan living dining area features bi-fold doors opening onto a patio area, flows seamlessly into a welcoming modern kitchen. Three well-proportioned bedrooms, one with en-suite. Modern family bathroom. Utility & Garage. Externally, the property features beautifully landscaped, low-maintenance gardens with fruit trees and a generous patio area, perfect for entertaining or relaxing. Private off-road ample parking adjacent to the property (space for four vehicles with potential of extending). Designed with comfort and efficiency in mind, the home benefits from triple glazing throughout, a smart lighting and alarm system, and a Mechanical Heat Recovery Ventilation (MHVR) unit to maintain fresh air circulation. An electric vehicle charging point is conveniently located in the garage.

For the purposes of Article 4, the property is currently registered as a Second Home.

Early viewing is highly recommended to appreciate the quality and charm of this exceptional home.

## Entrance Hall

Radiator. Oak internal french doors to living area. Door to:

## Utility 4'9 x 10'2 (1.45m x 3.10m)

Sink unit with cupboards. Radiator. Worktop with plumbing for washing machine. Door to:

## Garage 9'4 x 14'10 (2.84m x 4.52m)

Vent Axia Mechanical Ventilation with Heat Recovery unit (MVHR). Electric roller door. Electric Vehicle Charging Point. Gas combi boiler for central heating and hot water.

## Open-Plan Living Dining Room 13'3 x 24'7 (4.04m x 7.49m)

Three vertical radiators. Attractive Bifold doors to front patio area. Wood effect flooring.

## Kitchen 11'8 x 12'6 (3.56m x 3.81m)

Modern fitted kitchen with breakfast unit. Sink unit. Wine cooler. Ceramic hob with filter hood over. Double oven. American style fridge freezer. Integral dishwasher. Amtico wood effect flooring.

## Principal Bedroom 11'1 x 13'8 (3.38m x 4.17m)

Door to:

## En-Suite Shower Room

Modern suite with shower cubicle. Vanity washbasin. Low level w.c. Towel radiator.

## Inner Hall

## Bedroom 2 11'6 x 12'7 (3.51m x 3.84m)

Radiator.

## Bathroom 7'7 x 5'1 (2.31m x 1.55m)

Modern suite comprising panelled bath with shower over. Vanity washbasin. Low level w.c. Towel radiator. Tiled floor and walls.



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**Bedroom 3 11'10 x 11'5 (3.61m x 3.48m)**

Radiator.

## OUTSIDE

Easily maintained gardens with front gravelled garden. Paved patio and lawn to the rear. Ample parking adjacent to the side entrance to the property.

## 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.



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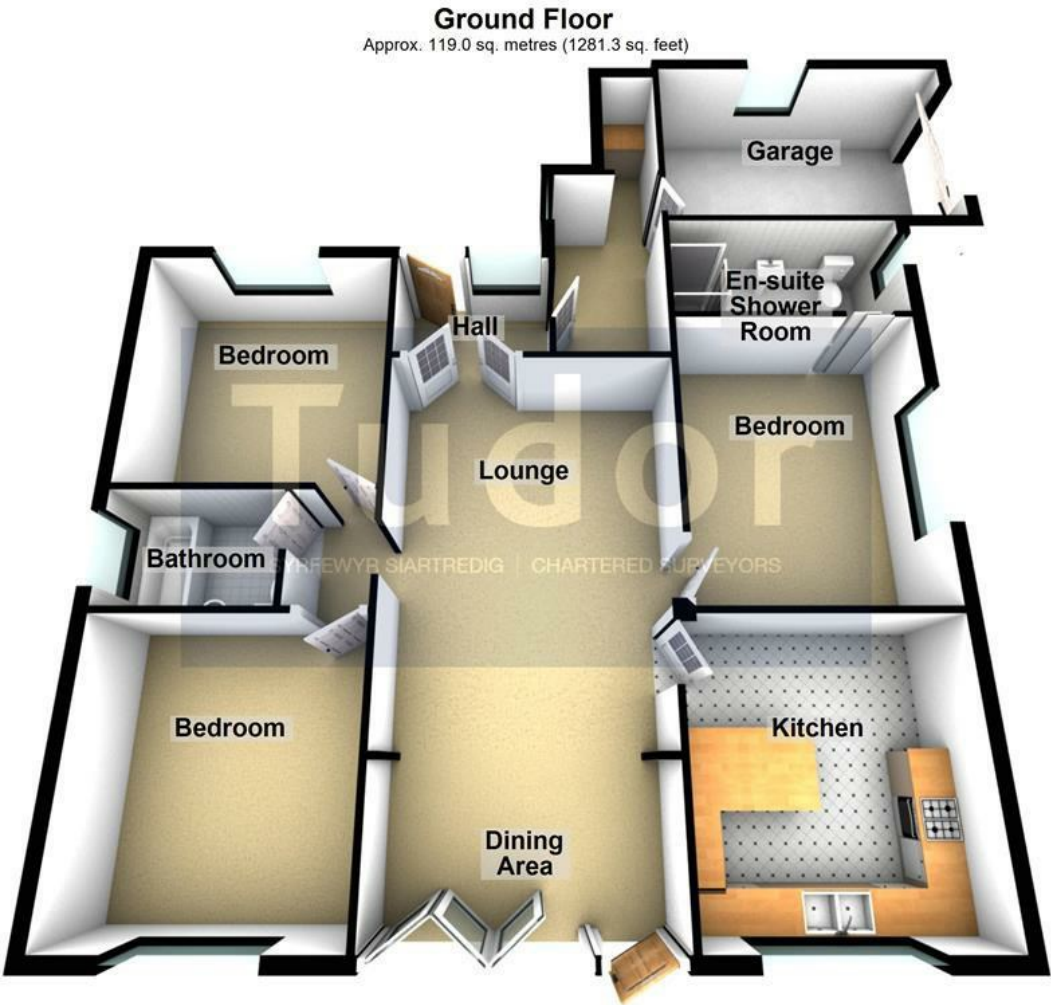
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Total area: approx. 119.0 sq. metres (1281.3 sq. feet)

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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				(32 plus) A			
(81-91) B				(21-31) B			
(69-80) C				(10-20) C			
(55-68) D				(5-9) D			
(39-54) E				(1-4) E			
(21-38) F				(1-20) 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		EU Directive 2002/91/EC	

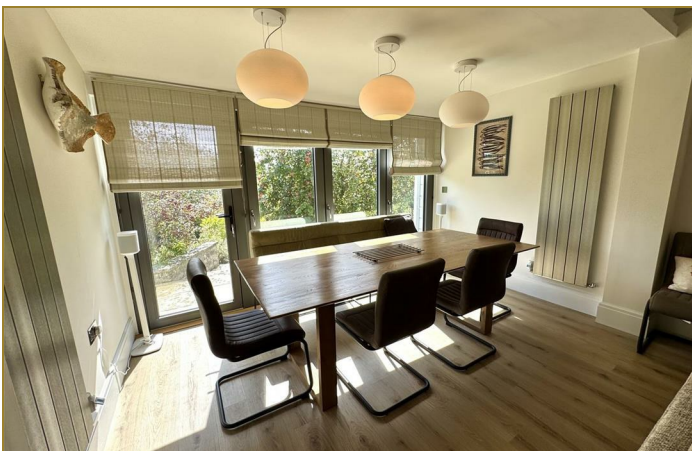


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