

# Tudor

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



## Flat 2, 6 West End Parade, Pwllheli, LL53 5PN

**£189,000**

- Seafront Flat
- Modern Accommodation
- Communal Gardens Front & Rear
- First Floor with Spectacular Sea Views
- Three Bedrooms
- Leasehold - Share of Freehold





# Flat 2, 6 West End Parade, Pwllheli, LL53 5PN

Tudor Estate Agents & Chartered Surveyors are pleased to present this exceptional seafront flat, occupying the first floor of a distinguished Victorian residence.

Enjoy breathtaking panoramic views from the principal rooms, stretching across Llanbedrog headland, Abersoch, St Tudwals Islands, the Mid Wales coastline and distant mountain ranges. Located in the heart of Pwllheli, a popular seaside market town on the south coast of the glorious Llyn Peninsula, the property benefits from close proximity to the marina, leisure centre, and golf course.

The comfortable and modern accommodation has the benefit of comprises: Hall. Lounge with uninterrupted sea views, opening to modern spacious kitchen, modern shower room, three bedrooms (two with sea views). Access to communal gardens at the front and rear with Garden Shed. Potential to create an off-road parking space at the rear. Recent upgrades include soundproof flooring and ceilings, and a new gas combi boiler installed in 2024 with Hive Thermostat. Tenure: Long leasehold (125 years from 2017) Includes a one-third share of the freehold interest (the remaining two-thirds held by the owners of the other two flats).

## FIRST FLOOR FLAT

### Communal Hall & Landing

#### Hall

Radiator.

#### Lounge 11'6" x 17'1" (3.51m x 5.21m)

Maximum measurements into Bay window, with spectacular sea views towards Llanbedrog Headland, Abersoch, St Tudwals Islands and the mountains of Mid Wales beyond. Radiator. Opening to:

#### Kitchen 12'10" x 13'4" (3.91 x 4.06)

Modern fitted kitchen units incorporating integrated appliances. Glow-Worm Gas combi boiler for central heating and hot water.

#### Bedroom 1 11'5" x 17'10" (3.48 x 5.44)

Radiator. Pedestal washbasin. Fitted wardrobe. Bay window with sea views towards Llanbedrog Headland, Abersoch, St Tudwals Islands and the mountains of Mid Wales beyond.

#### Shower Room 4'5 x 10'1 (1.35m x 3.07m)

Modern fitted suite comprising walk-in shower cubicle. Low level w.c. Vanity washbasin. Towel radiator. Electric underfloor heating.

#### Bedroom 2 (Middle-Front) 8'9" x 9'11" (2.67 x 3.02)

Sea views.

#### Bedroom 3 (Rear) 7'2" x 13'5" (2.18 x 4.09)

Radiator. Shower cubicle. Built in cupboard.

## OUTSIDE

Communal use of front and rear garden. Garden shed (only 2 years old with a new concrete base).



# Tudor

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## SERVICES

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

## TENURE

Long leasehold. Awaiting copy of lease. Includes a one-third share of the freehold interest (the remaining two-thirds held by the owners of the other two flats.

For the purposes of Article 4, the property is currently registered as a main residence.



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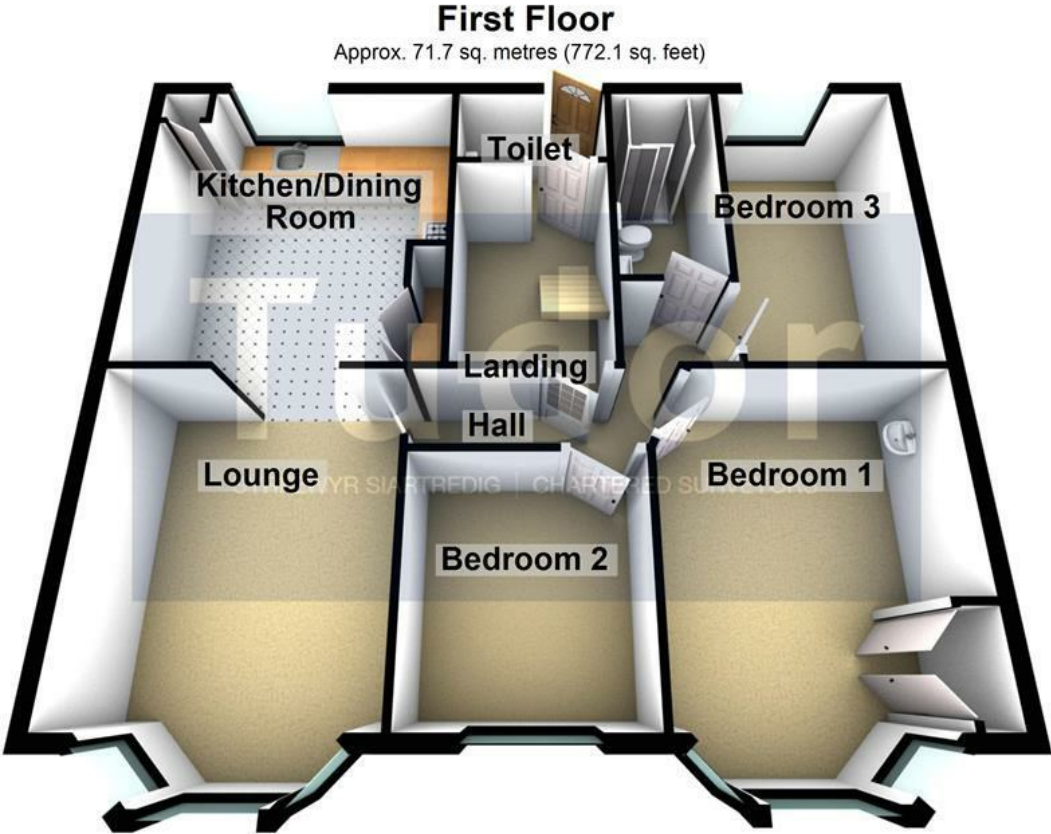
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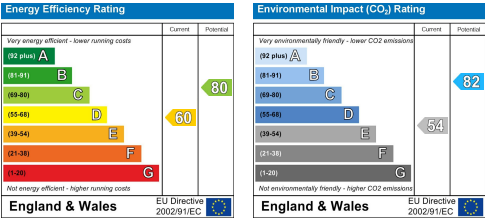


Total area: approx. 71.7 sq. metres (772.1 sq. feet)

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Plan produced using PlanUp.

From this office proceed through Y Maes (local Wednesday market) then along Penrhydliniog and over the bridge on to Cardiff Road. Pass the school (Ysgol Glan y Mor) and proceed up to the seafront. At the promenade turn right along West End Parade and number 6 is at the beginning of the terrace. (O.S Ref: SH 369 - 341) (Sat Nav Ref: LL53 5PN).



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