

# Tudor

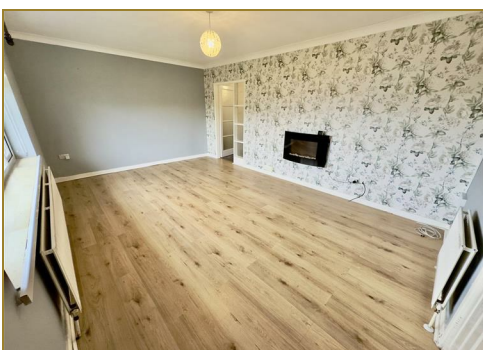
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



**39 Lon Ceredigion, Pwllheli, LL53 5PP**

**£260,000**

- Link-Detached Bungalow
- Close to Golf, Beach & Town
- Spacious Accommodation
- Corner Plot in Popular Residential Area
- 2 Receptions & 2 Bedrooms plus Office Room
- Gardens, Parking & Garage



## 39 Lon Ceredigion, Pwllheli, LL53 5PP

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this link-detached bungalow occupying a desirable corner plot. The property is conveniently located within walking distance of the beach and golf course, with the leisure centre, schools, and town centre also close by. Pwllheli is a thriving market town and popular seaside resort situated on the south side of the glorious Llyn Peninsula, renowned for its excellent amenities including the marina. The comfortable accommodation benefits from double glazing and gas central heating, and briefly comprises: Entrance Hall. Spacious Lounge leading to Dining Room. Kitchen. Rear Porch opening onto the rear garden, which features a lawn and decked seating area. Two Double Bedrooms. Bathroom. Separate Toilet. Office room, which could serve as a third bedroom. Externally, the property offers a drive providing off-road parking, a Garage, and gardens to the front, side, and rear.

Viewing is highly recommended.

### Entrance Hall

Storage cupboard.

### Lounge 17'10 x 11'9 (5.44m x 3.58m)

Two radiators. Door to:

### Dining Room 8'10 x 10'1 (2.69m x 3.07m)

Radiator. Door to:

### Kitchen 8'6 x 14'1 (2.59m x 4.29m)

Kitchen units incorporating stainless steel sink unit. Integrated oven with gas hobs and extractor hood over. Plumbing for washing machine. Two storage cupboards. Door to:

### Rear Porch

Outside door to rear garden. Door to:

### Office/Bedroom 3 8'7 x 11'2 (2.62m x 3.40m)

Radiator.

### Inner Hall

### Bathroom 5'7 x 6'5 (1.70m x 1.96m)

White suite comprising bath with shower over. Pedestal washbasin. Radiator.

### Separate Toilet

Low level w.c. Washbasin.

### Rear Bedroom 11'7 x 10'1 (3.53m x 3.07m)

Radiator.

### Front Bedroom 13'9 x 10'0 (4.19m x 3.05m)

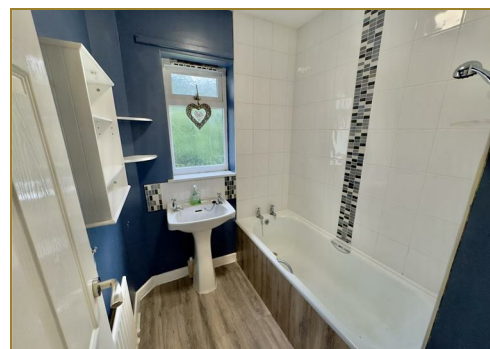
Radiator.

### Garage 8'7 x 17'1 (2.62m x 5.21m)

Up and over door.

### 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.



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)



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## TENURE

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

## COUNCIL TAX

Band 'D'. For the purposes of Article, the property is registered as a main residence.



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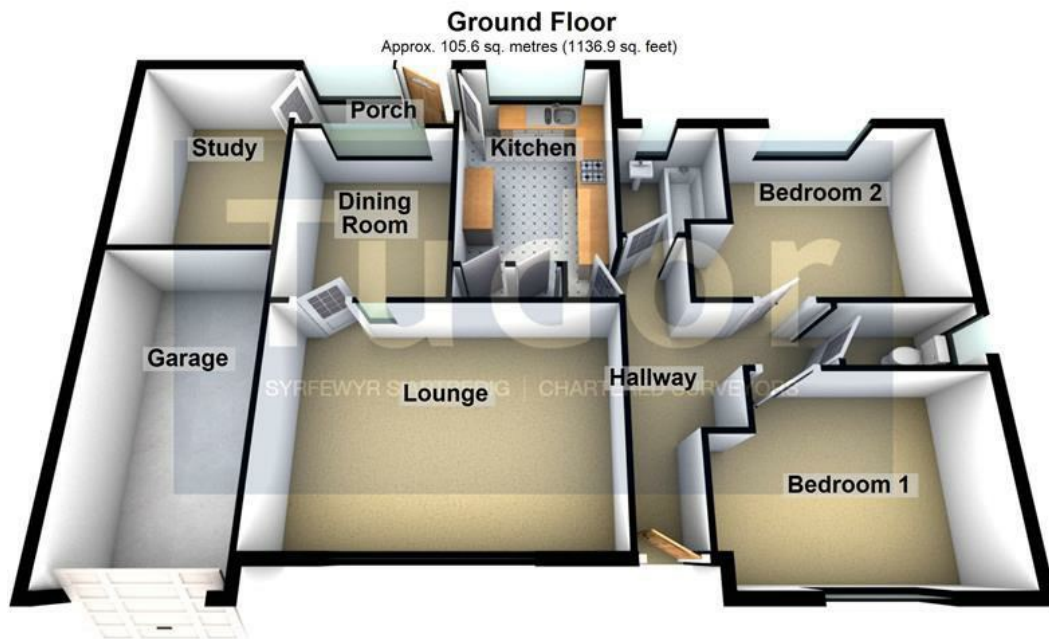
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Total area: approx. 105.6 sq. metres (1136.9 sq. feet)

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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current                 | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 |
| (92 plus) A                                 |                         | (32 plus) A                                                     |                         |
| (81-91) B                                   |                         | (21-31) B                                                       |                         |
| (69-80) C                                   |                         | (15-20) C                                                       |                         |
| (55-68) D                                   |                         | (10-14) D                                                       |                         |
| (39-54) E                                   |                         | (5-9) E                                                         |                         |
| (21-38) F                                   |                         | (1-4) F                                                         |                         |
| (1-20) G                                    |                         | (0) 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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