

Tudor

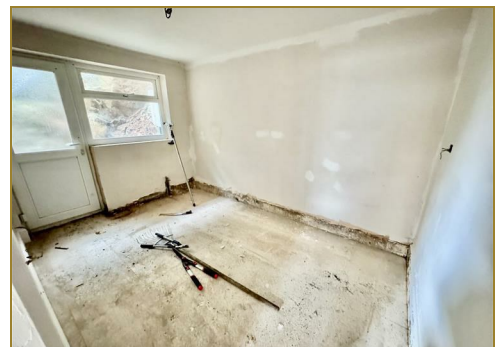
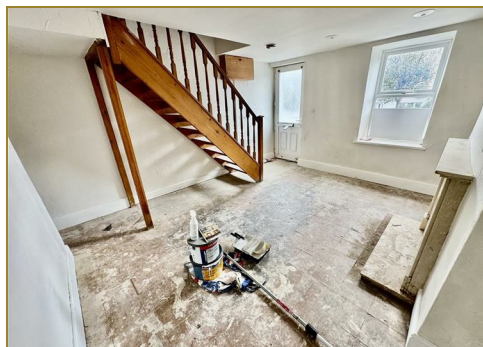
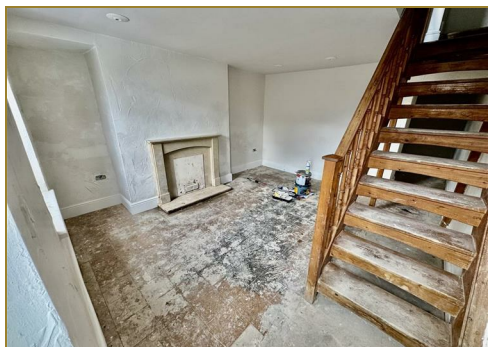
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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Garn, 14 Abererch Road, Pwllheli, LL53 5LR

£92,500

- End of Terrace Cottage
- Walking distance to Harbor, Marina & Beach
- Gas Central Heating
- Option to purchase with works completed
- Readiness for Full Refurbishment
- Lounge, Kitchen & Two Bedrooms



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This end-of-terrace former fisherman's cottage occupies a highly convenient position close to Pwllheli High Street and shops, and is within easy walking distance of the beach, harbour, and marina.

Pwllheli is a thriving market town and seaside resort, offering excellent amenities including a leisure centre, golf course, and its award-winning marina.

The property has been stripped back in readiness for full refurbishment, providing a blank canvas for the next owner.

The accommodation layout comprises:

Lounge. Kitchen. Two bedrooms. Bathroom area. (No fitted kitchen or bathroom currently installed)

The cottage benefits from double glazing and central heating.

The seller is prepared to carry out this work to include new kitchen and bathroom subject to a non-refundable deposit, and subject to agreement on the price to include the work which will be completed by reference to an agreed 'schedule of works'.

GROUND FLOOR

Lounge 12'3 x 13'8 (3.73m x 4.17m)

Open tread pine stairs to first floor. UPVC double glazed front door. Opening to: -

Kitchen 12'2 x 7'8 (3.71m x 2.34m)

Space for kitchen units. Outside door to small rear yard with foot access to the street.



FIRST FLOOR

Landing

Front bedroom 10'0 x 13'6 (3.05m x 4.11m)

Maximum measurements. 'L' shaped room. Radiator. Cupboards in alcove with louvered doors. Boiler cupboard with radiator and Vokera combi gas boiler for central heating and hot water.



Rear bedroom 6'8 x 8'2 (2.03m x 2.49m)

Radiator. Double glazed window.

Bathroom 6'1 x 5'1 (1.85m x 1.55m)

Space for bathroom suite.



SERVICES

We understand that mains water, electricity, drainage and gas 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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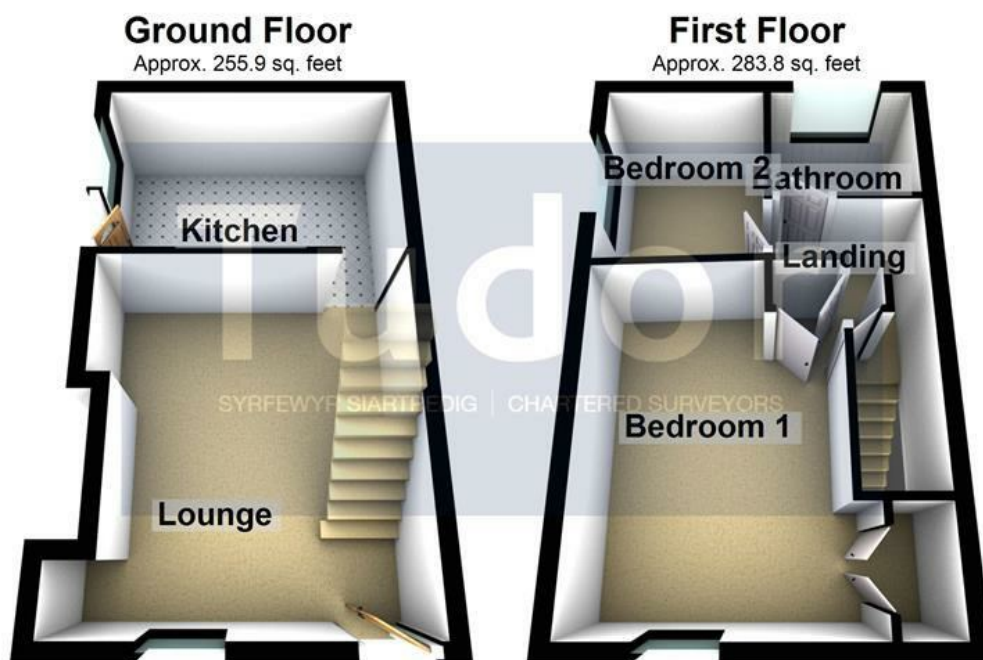
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Total area: approx. 539.8 sq. feet

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Plan produced using PlanUp.

Garn, 14 Abererch Rd, Pwllheli

From this office in the centre of Pwllheli proceed east along New Street. Turn right at the bottom of the High Street and follow the road around the corner. At the roundabout adjacent to the ASDA store turn right onto the A497, Abererch Road. Proceed along this road and Garn is on the left hand side. (OS Reference: SH 379-354). Satellite Navigation Reference:- LL53 5LR.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		88	(92 plus) A		87
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		60
(39-54) E	63		(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 ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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