



HENDRAETH
9 ABERERCH ROAD, PWLLHELI LL53 5LR
£180,000





CROESO | WELCOME:

Mae'r eiddo yn llawn cymeriad gyda 3 llofft, ac wedi ei leoli yn gyfleus i'r dre. Ffenestri gwydr dwbl, gwres canolog, cegin, lle bwyta ac ystafell ymolchi.

Tu allan mae yna stepiau yn mynd i fyny at le eistedd a sied. Lle parcio ar y lon a giât i'r ochr.

A 3 bedroom property full of character and charm. Lounge with exposed stone wall and stove. Dining area, kitchen, bathroom and W.C. Benefiting from double glazing and gas central heating.

Side access leads up steps with flower beds to a fabulous raised decked seating area and shed.

Conveniently located in a popular area to enjoy all that this coastal town has to offer.

CYNTEDD | ENTRANCE:

uPVC double glazed door. Stairs to first floor with storage under.

LOLFA | LOUNGE:

9' 10" x 12' 5" (3m x 3.8m) Feature exposed stone wall with stove and exposed beams to ceiling. uPVC



double glazed window, radiator.

LLE BWYTA | DINING AREA:

5' 10" x 12' 5" (1.8m x 3.8m) Exposed beams to ceiling, uPVC double glazed window, radiator. Steps up to:

CEGIN | KITCHEN:

11' 9" x 9' 2" (3.6m x 2.8m) Range of base and wall units. Wall mounted gas boiler. uPVC double glazed window and door to side.

PEN GRISIAU | FIRST FLOOR LANDING:

Steps off to:

LLOFFT 1 | BEDROOM 1:

11' 9" x 9' 2" (3.6m x 2.8m) uPVC double glazed window, radiator. Built-in storage cupboard.

LLOFFT 2 | BEDROOM 2:

11' 9" x 6' 6" (3.6m x 2m) Maximum measurements. uPVC double glazed window, radiator.

LLOFFT 3 | BEDROOM 3:

6' 2" x 9' 2" (1.9m x 2.8m) uPVC double glazed window, radiator.



YMOLCHFA | BATHROOM:

Bath with electric shower over. Washbasin. Built-in storage cupboard. Roof window.

TOILED | TOILET:

W.C., uPVC double glazed window.

TU ALLAN | OUTSIDE:

Side access to rear with steps with garden areas leading to a fabulous raised decked area with flower bed and shed. On road parking and pedestrian gate to side.



PERCHNOGAETH | TENURE:

Freehold.

TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:

D

TRETH CYNGOR | COUNCIL TAX BAND:

C

GWASANAETHAU | SERVICES (NOT TESTED):

Mains water, electric, drainage and gas central



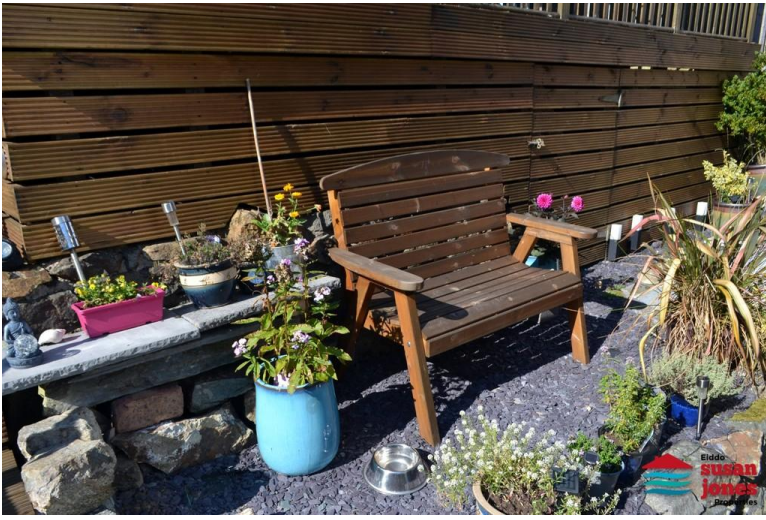


heating are connected.

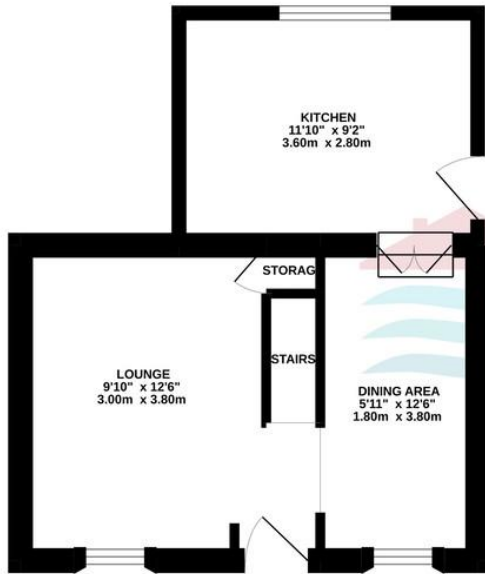
CYFARWYDDIADAU | DIRECTIONS:

From the centre take the Abererch Road (A497 towards Porthmadog) and the property is located on the left hand side before the right turning for the Marina.

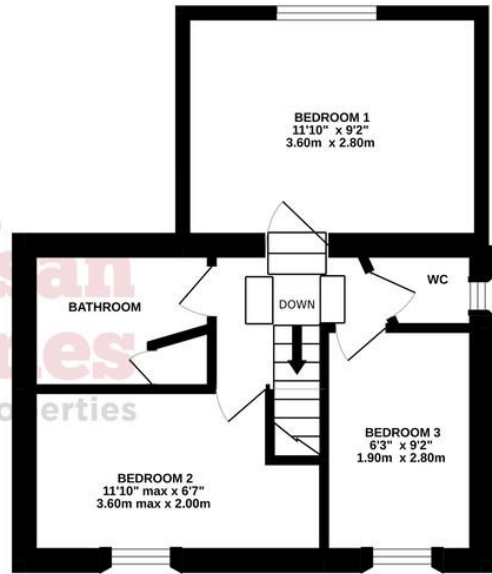




GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



Eiddo
Susan Jones
Properties

TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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