



10 Allt Salem
Pwllheli LL53 5DU

- Tŷ teulu gyda 6 llofft
- Cegin braf gyda lle bwyta
- 2 Ystafell fyw
- Patio a gardd
- Gwres canolog ac yn gyfleus i'r dref
- Spacious 6 bedroomed family home
- 2 living rooms, kitchen with breakfast area
- Gas central heating
- Patio & decked areas plus lawned area
- Outside work space & utility room with WC

£230,000





Brief Property Description

Mae Perthi wedi ei osod dros 3 llawr gyda gwresogi canolog a rhai o'r ffenestri yn wydr dwbl. Yn dŷ teulu braf, mae Perthi wedi ei leoli yn gyfleus i Bwllheli a phob dim sydd gan y dref arfordirol yma i'w chynnig.

Perthi is an extended townhouse set over three floors, the property benefits from gas central heating and some windows are double glazed. Outside there is pedestrian access to the rear, outbuilding providing Utility, workspace and WC. There is a decked seating area, patio and lawned garden with shed. This family home is conveniently placed on Allt Salem for all the facilities offered by this coastal town.

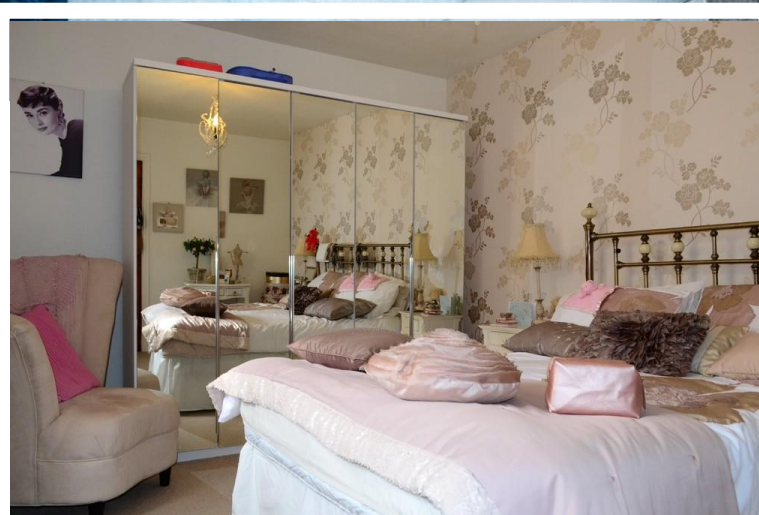
CYNTEDD | ENTRANCE PORCH

uPVC front door.

NEUADD FYNEDFA | ENTRANCE HALL

Stairs to first floor

YSTAFELL FYW 1 | LIVING ROOM 1





13' 4" x 11' 9" (4.08m x 3.60m) Measurement plus uPVC double glazed bay window.

YSTAFELL FYW 2 | LIVING ROOM 2

12' 8" x 11' 8" (3.87m x 3.57m)

CEGIN | KITCHEN

9' 5" x 14' 0" (2.89m x 4.28m) Lovely light room with range of units. Spacious under stairs storage cupboard. Door to outside.

YSTAFELL FWYTA | BREAKFAST AREA

8' 11" x 7' 11" (2.73m x 2.42m) Picture window looking over the patio area.



BEN GRISIAU LLAWR CYNTAF | FIRST FLOOR LANDING

Stairs to second floor.

PRIF LLOFFT | MASTER BEDROOM

12' 2" x 13' 7" (3.71m x 4.16m) Plus bay window.

LLOFFT 2 | BEDROOM 2

13' 9" x 9' 10" (4.21m x 3.02m)

LLOFFT 3 | BEDROOM 3

7' 4" x 9' 11" (2.25m x 3.04m)

YMOLCHFA | BATHROOM

Lovely freestanding bath, wc, sink, shower cubicle, linen cupboard.



TOILED | TOILED

WC

PEN GRISIAU | SECOND FLOOR LANDING

Access to loft.

LLOFFT 4 | BEDROOM 4

13' 5" max, 7' 6" min x 11' 10" max x 8' 5" min (4.10m max, 2.29m min x 3.61m max x 2.57m min)

LLOFFT 5 | BEDROOM 5

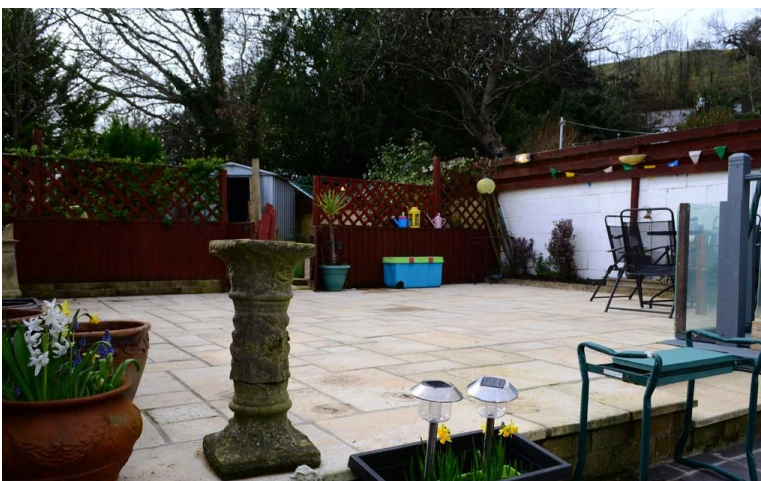
8' 10" x 11' 8" (2.70m x 3.56m) These rooms could be reinstated to provide separate bedrooms, currently there is an archway leading to:

LLOFFT 6 | BEDROOM 6

10' 7" x 11' 8" (3.25m x 3.56m) Built in cupboard.

ALLAN | OUTSIDE

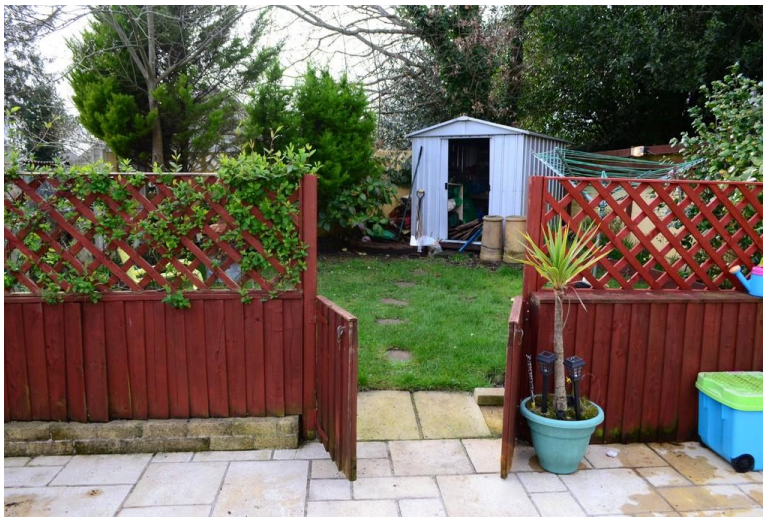
Pedestrian access to side. Steps leading to patio area, decked seating area and fenced garden area with shed.



UTILITY ROOM

With work area plus WC.

PERCHNOGAETH | TENURE



Freehold

GWASANAETHAU | SERVICES (NOT TESTED)

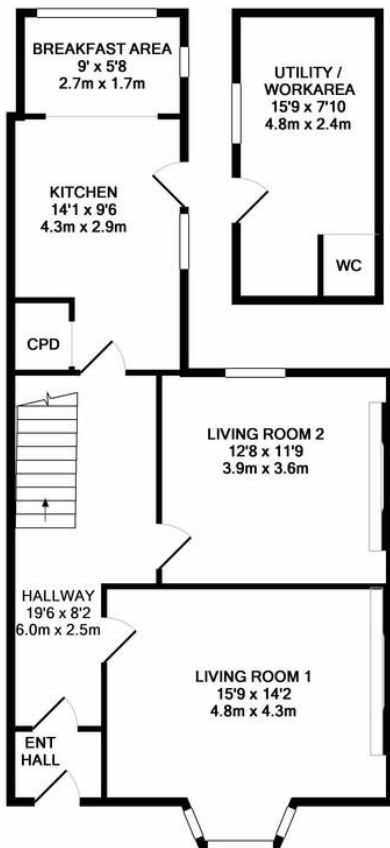
We believe that mains water, electric, drainage and gas central heating are connected.

CYFARWYDDIADAU | DIRECTIONS

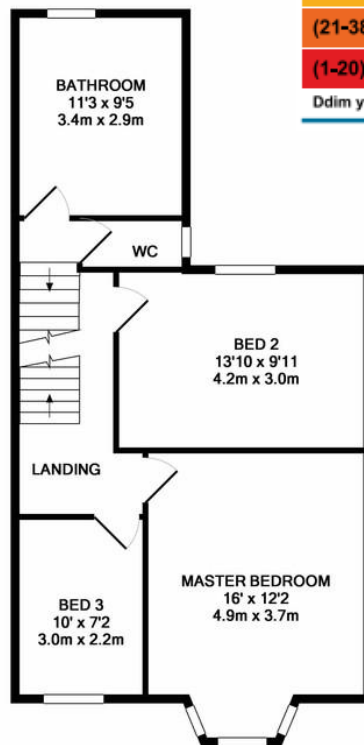
At the end of Pwllheli High Street, turn right onto Allt Salem and Perthi can be found on your left hand side.

Cyfraddiad Effeithlonrwydd Ynni

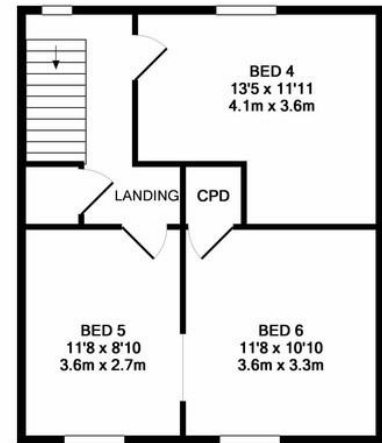
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(1-20) G		
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GROUND FLOOR
APPROX. FLOOR
AREA 810 SQ.FT.
(75.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 599 SQ.FT.
(55.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1873 SQ.FT. (174.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements