



DOL-FRIG, MANOR AVENUE
PWLLHELI, LL53 5AF
£395,000





CROESO | WELCOME:

Dyma gartref sylweddol sydd wedi ei osod dros dri llawr. Gyda digon o le tu mewn, mae yn bosibl i'r eiddo yma fod yn gartref delfrydol.

A substantial family home that offers a large footprint to provide your ideal property. Benefiting from gas central heating and mostly uPVC double glazing, the accommodation briefly comprises: Kitchen/diner, lounge with open fire, shower room, utility, store to ground floor. First floor with 4 double bedrooms, bathroom and 2 further attic bedrooms to second floor with room ready for W.C. and washbain.



Outside you will find off road parking, front garden, enclosed rear garden with steps leading to roof garden.

Conveniently placed for Ysgol Cymerau and Glan Y Mor plus everything else offered by this seaside town.

CYNTEDD | ENTRANCE PORCH:

uPVC double glazed window and door leading to:



CYNTEDD | ENTRANCE HALL:

Radiator. Stairs to first floor landing.

CEGIN FWYTA | KITCHEN / DINER:

13' 1" x 26' 10" (4m x 8.2m) Maximum measurements. Range of base and wall units. 3 x uPVC double glazed windows. Radiator.

LOLFFA | LOUNGE:

14' 5" x 20' 8" (4.4m x 6.3m) Maximum measurements. Fireplace with open fire, 2 x uPVC double glazed windows, 2 x radiators.



YSTAFELL YMOLCHI | SHOWER ROOM:

Toilet, washbasin, window, shower cubicle.

STORFA | STORE/PANTRY:

7' 2" x 5' 10" (2.2m x 1.8m) Window.

CYNTEDD | REAR HALL:

Door to outside.

IWTILITI | UTILITY:

10' 5" x 7' 10" (3.2m x 2.4m) Maximum measurements. Gas boiler, hot water cylinder. uPVC double glazed window.



PEN GRISIAU | FIRST FLOOR LANDING:

Stairs to second floor. Linen cupboard. Radiator.

LLOFFT 1 | BEDROOM 1:

14' 5" x 11' 11" (4.4m x 3.65m) uPVC double glazed window, radiator. Built-in wardrobes.

LLOFFT 2 | BEDROOM 2:

13' 1" x 11' 11" (4m x 3.65m) uPVC double glazed window, radiator. Built-in wardrobe.

LLOFFT 3 | BEDROOM 3:

14' 5" x 11' 11" (4.4m x 3.65m) Currently used as Cinema room / office. Radiator, uPVC double glazed sliding door onto roof garden with artificial grass and steps leading down to rear garden.

LLOFFT 4 | BEDROOM 4:

13' 1" x 11' 11" (4m x 3.65m) Maximum measurements. uPVC double glazed window, radiator. Built-in wardrobe.



YSTAFELL YMOLCHI | FAMILY BATHROOM:

7' 10" x 7' 2" (2.4m x 2.2m) Toilet, washbasin, bath with shower over, window.



PEN GRISIAU | SECOND FLOOR LANDING:

Storage cupboard.

LLOFFT 5 | BEDROOM 5:

14' 5" x 15' 10" (4.4m x 4.85m) Radiator, window, roof window. Storage to eaves.

LLOFFT 6 | BEDROOM 6:

13' 1" x 16' 8" (4m x 5.10m) Maximum measurements. Radiator, window, roof window. Storage to eaves.

TOILED | TOILET:

7' 10" x 4' 1" (2.4m x 1.25m) Plumbing for toilet and washbasin, both items are stored in eaves storage ready to be connect. Roof window.



TU ALLAN | OUTSIDE:

Tarmacadam driveway providing off road parking. Front lawned garden. Paths to either side to enclosed rear lawned garden with patio area, garden store and foot access to rear public footpath

PERCHNOGAETH | TENURE:

Freehold.

TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:

C - 76

TRETH CYNGOR | COUNCIL TAX BAND:

F

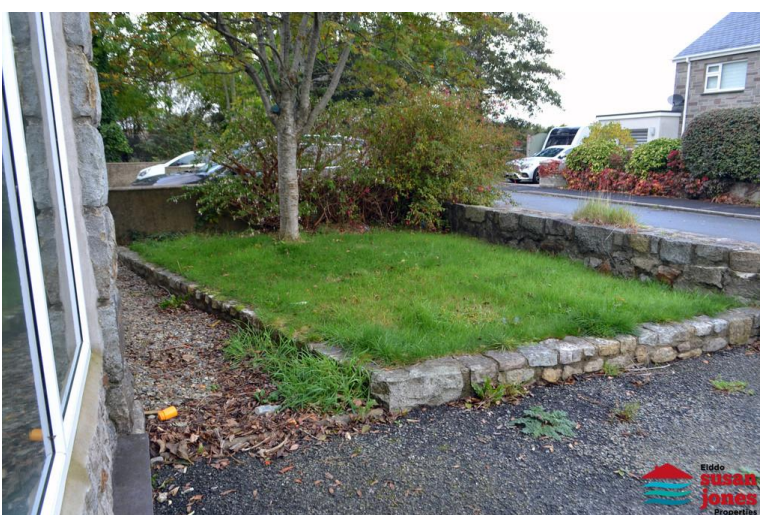


GWASANAETHAU | SERVICES (NOT TESTED):

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

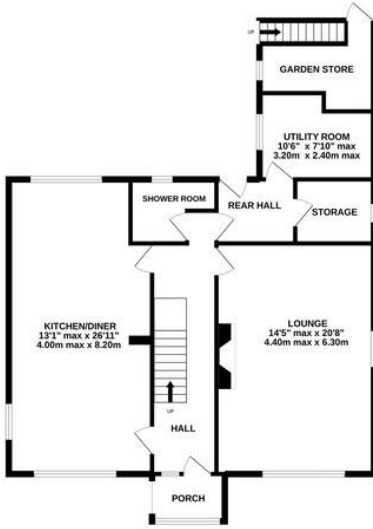
CYFARWYDDIADAU | DIRECTIONS:

Turn off Ffordd Mela / Churton Street onto Manor Avenue (Ffordd Y Faenor). At the junction turn left, Dol-Friog is the last but one property on your left hand side.

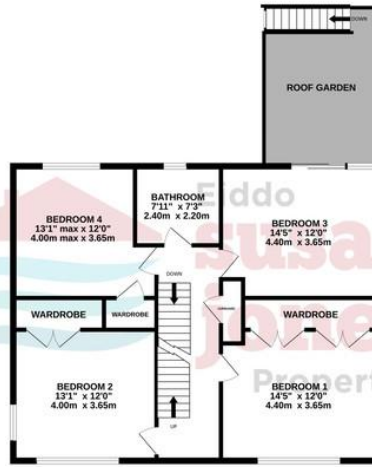




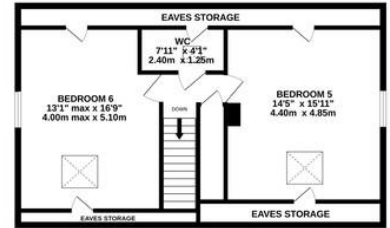
GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR
917 sq.ft. (85.2 sq.m.) approx.



2ND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 2655 sq.ft. (246.7 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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