



Yr Ala, Pwllheli, LL53

£320,000



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Edrych am fyngalo ym Mhwllheli gyda 3 llofft, gerddi, garej, lle parcio ac yn gyfleus i'r dref? Mae'n werth edrych ar Llannerch. | Looking for a 3 bedroomed bungalow that's situated on a spacious plot with garage, off road parking and convenient for the town? It's worth having a look at Llannerch.





CRYNODEB | SUMMARY:

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CROESO | WELCOME:

Mae'r byngalo yma wedi ei leoli yn gyfleus i'r dref mewn ardal boblogaidd.

Llannerch is a light and spacious bungalow set in a popular residential area. Sitting on a large plot and is conveniently located for the town's amenities. Outside there is off road parking, garage, front and rear lawned gardens.

CYNTEDD | ENTRANCE:

Front and rear double glazed doors. Radiators, access to roof space. Built-in storage cupboards.



**LOLFA GYDA LLE BWYTA | LOUNGE/
DINER:**

3.9m x 7.1m (12'9" x 23'3")

uPVC double glazed windows, 2 radiators.

CEGIN | KITCHEN:

4.2m minimum x 3m (13'9" x 9'10")

Range of base and wall units, 2 uPVC double
glazed windows, radiator.

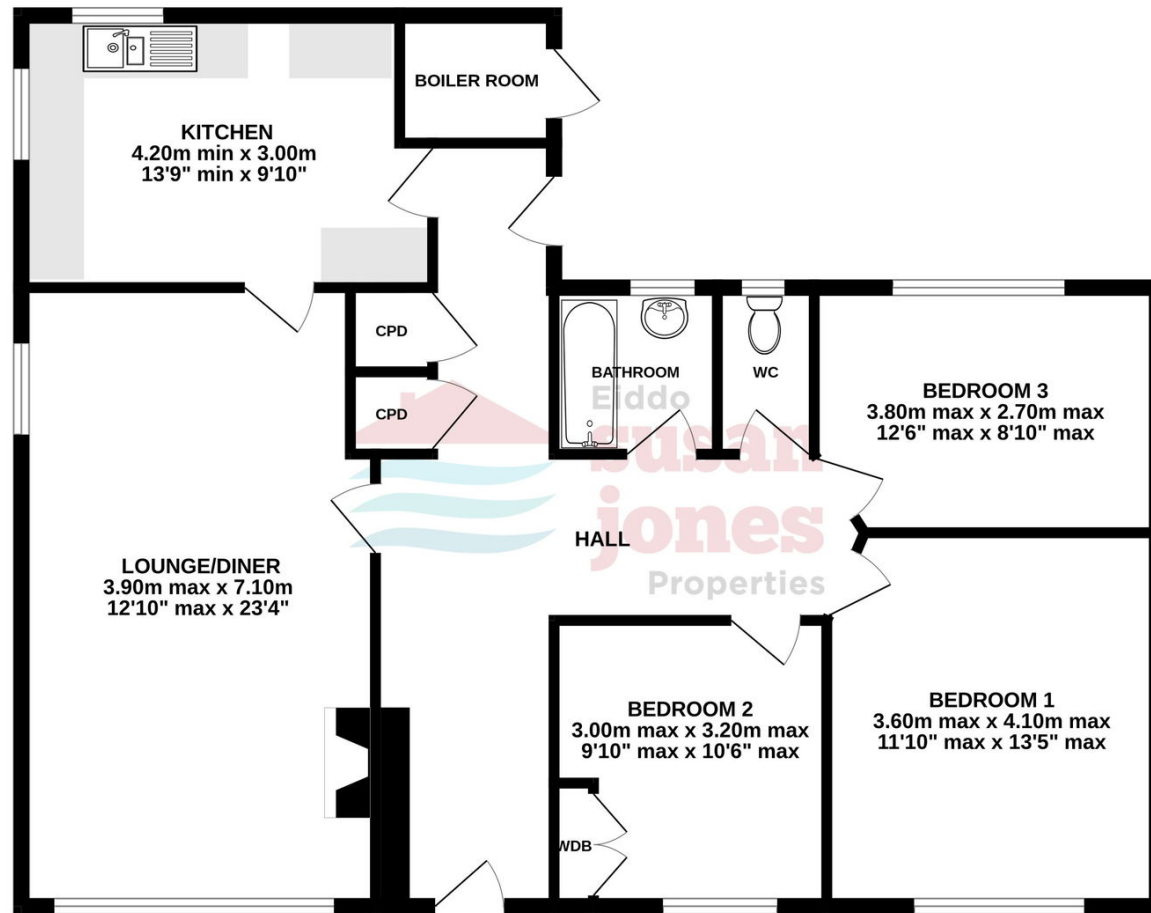
LLOFFT 1 | BEDROOM 1

3.6m x 4.1m (11'9" x 13'5") Maximum
measurements

uPVC double glazed window, radiator.



GROUND FLOOR
101.4 sq.m. (1092 sq.ft.) approx.



TOTAL FLOOR AREA: 101.4 sq.m. (1092 sq.ft.) 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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