



Erwenni, Yr Ala Road, Pwllheli LL53

£255,000





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## CRYNODEB | SUMMARY:

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## CROESO | WELCOME:

Mae gan Heulfryn llawer o botensial i'r prynwr iawn sydd wedi ei osod ar un llawr gyda lolfra braf, cegin, dwy lofft ddwbl ac ymolchfa a thoiled ar wahân.

Tu allan mae yna le parcio, garej a gerddi i'r tu blaen a'r cefn. Wedi ei leoli mewn lle poblogaidd a chyfleus i bopeth sydd gan y dref i'w gynnig.



Heulfryn is a link-detached bungalow with the benefit of double glazing and gas central heating. Here you will find a spacious entrance hall, light and spacious lounge, 2 double bedrooms, kitchen, bathroom and separate toilet.

Outside you have a driveway providing off road parking, garage and gardens to the front and rear.

Located on a popular estate to enjoy all the facilities offered by this seaside town.

## CYNTEDD | ENTRANCE HALL |



### **LOLFA | LOUNGE:**

7.09m x 4.38m (23'3" x 14'4")

uPVC double glazed sliding patio door and  
uPVC double glazed window. 2 Radiators.

### **CEGIN | KITCHEN:**

3.59m x 3.56m (11'9" x 11'8")

Range of base and wall units. Wall mounted  
combi gas boiler. Radiator. Gas hob. uPVC  
double glazed window and stable style uPVC  
door to outside.

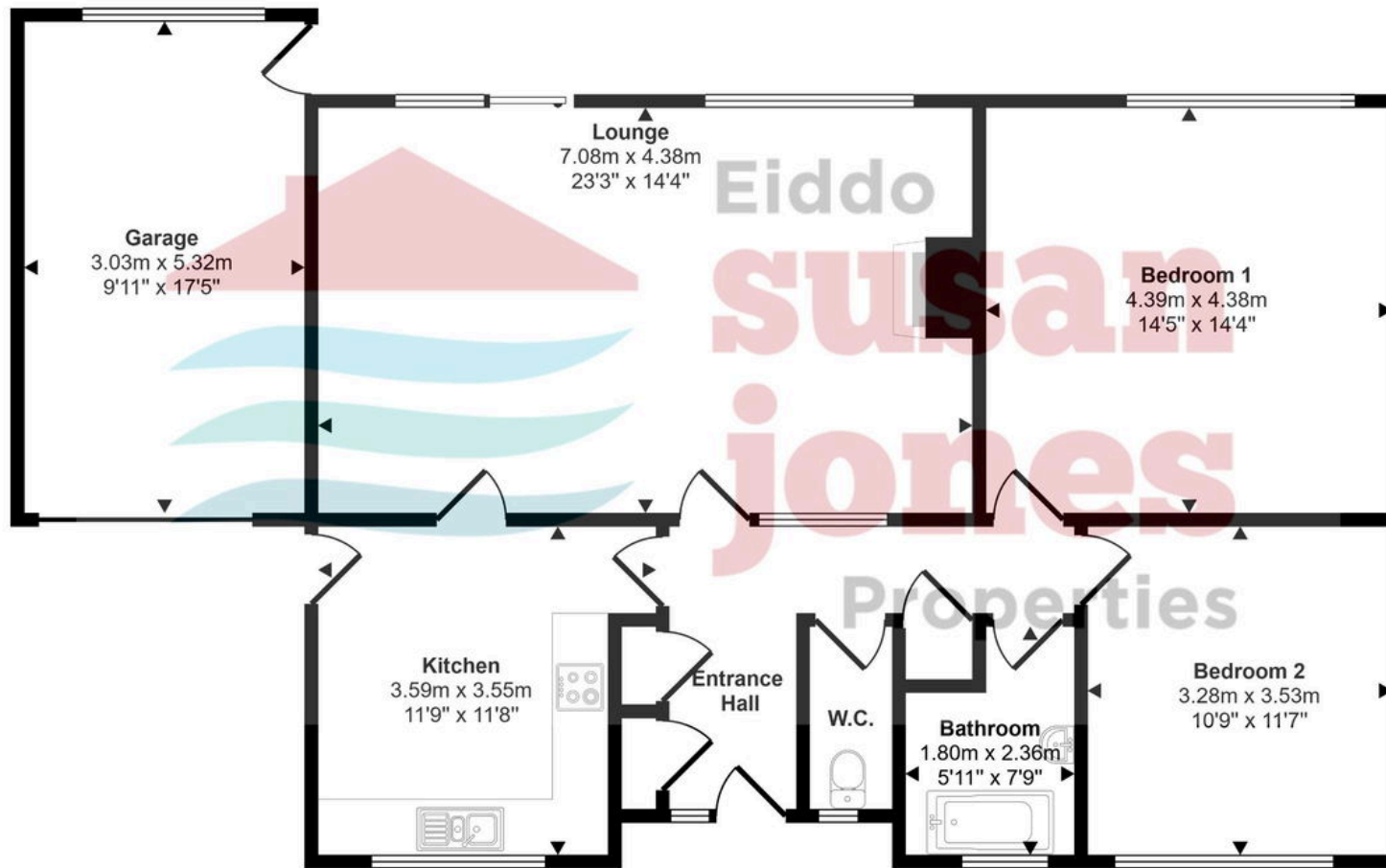
### **LLOFFT 1 | BEDROOM 1:**

4.39m x 4.38m (14'5" x 14'4")

uPVC double glazed window, radiator.



Approx Gross Internal Area  
109 sq m / 1168 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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