

# Tudor

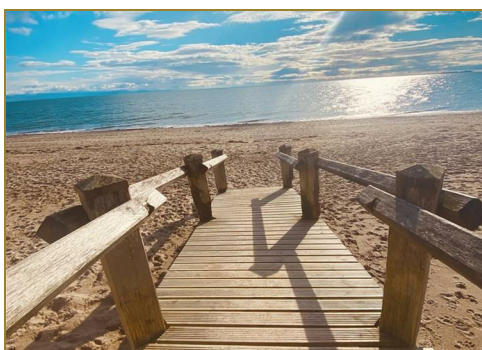
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chartered surveyors | estate agents | property managers



**21 Min Y Mor, Victoria Parade, Pwllheli, LL53 5AN**

**£325,000**

- Seafront Townhouse
- Contemporary, Well-appointed Accommodation
- Three Spacious Bedrooms
- Stunning South Facing Coastal Views
- Established & Successful Holiday-Let Business
- Parking & Rear Decked Garden



# 21 Min Y Mor Victoria Parade, Pwllheli, LL53 5AN

Tudor Estate Agents & Chartered Surveyors are pleased to present this impressive seafront townhouse, set in one of Pwllheli's most desirable coastal locations. The property enjoys uninterrupted, south-facing views across Cardigan Bay, towards Llanbedrog Headland, Abersoch, St Tudwals Islands, and the Mid Wales mountain range.

Pwllheli is a popular seaside & market town on the southern edge of the Llyn Peninsula, offering a wide range of amenities including a leisure centre, golf course, schools, and a renowned marina.

The attractive accommodation is arranged as follows: A welcoming Porch and Entrance Hall lead to a Front Bedroom, Shower Room and Kitchen-Diner with patio door to rear decked garden. On the First Floor, the spacious open-plan Living Area offers a superb social space with outstanding sea views and patio doors opening onto a sunny south-facing balcony. The top floor is dedicated to the Principal Bedroom and Modern Shower Room.

The property is currently operated as an established and successful holiday-let business, offering an attractive opportunity for those seeking a ready-made investment in a prime coastal setting.

Viewing is highly recommended.

## GROUND FLOOR

### Porch

UPVC double glazed door. Slate tiled floor.

### Hall

Radiator. Stairs to first floor Under stairs cupboard. Slate tiled floor.

### Bedroom 1 9'3 x 13'4 (2.82m x 4.06m)

Radiator.

### Shower Room

Shower cubicle. Low level w.c. Pedestal washbasin. Slate tiled floor. Tiled walls. Vertical radiator. Plumbing for washing machine.

### Kitchen-Diner 16'3 x 8'10 (4.95m x 2.69m)

Fitted kitchen with granite worktops. Single drainer stainless steel sink unit with mixer tap. Integral dishwasher. Rangemaster double oven with extractor hood over. Worcester Combi boiler for central heating and hot water. Vertical radiator. Double glazed patio door to rear deck garden.



## FIRST FLOOR

### Small Landing

Radiator.

### Open Plan Living Room 16'4 x 15'6 (4.98m x 4.72m)

Sliding patio door to south-facing balcony with spectacular sea views. Two radiators.

### Bedroom 2 9'6 x 10'0 (2.90m x 3.05m)

Radiator.



## SECOND FLOOR

### Landing

Cupboard.



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# 21 Min Y Mor Victoria Parade, Pwllheli, LL53 5AN

## Shower Room 8'10 x 10'6 (2.69m x 3.20m)

Modern suite with vanity washbasin. Shower cubicle. Low level w.c. Vertical radiator. Part tiled walls. Tiled floor.

## Bedroom 3 16'3 x 15'1 (4.95m x 4.60m)

Maximum measurements to rear of wardrobes. 'L' shaped room. Two radiators. Fitted wardrobes.

## OUTSIDE

Front parking area. Rear decked garden.

## SERVICES

We understand that mains water, gas, drainage and electricity are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

We understand that the property is freehold with vacant possession available on completion.

## COUNCIL TAX

Council Tax does not apply as the property is registered as a qualifying holiday let.



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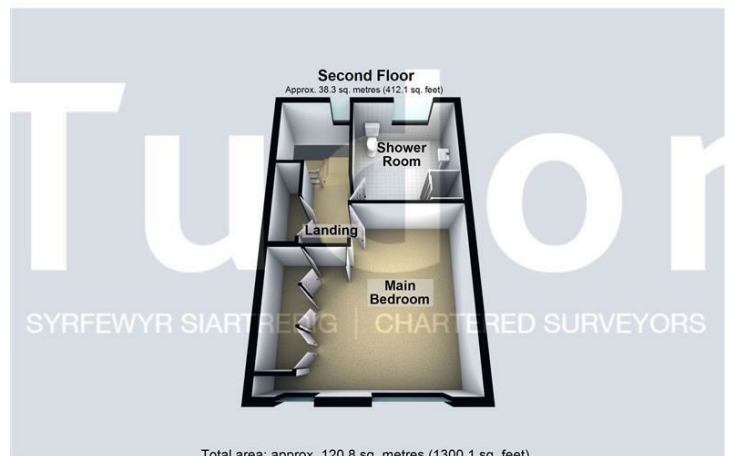
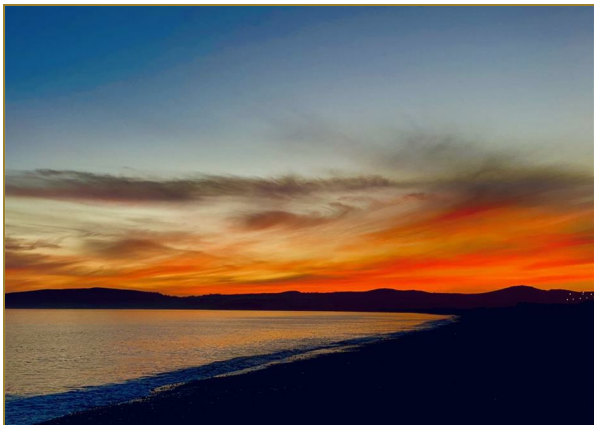
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Total area: approx. 120.8 sq. metres (1300.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	87
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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