

# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



## Old Post Office, Abererch Road, Pwllheli, LL53 5LR **£227,500**

- Modern Residence
- Four Bedrooms
- Surprisingly Spacious Accommodation
- Open Plan Lounge/ Kitchen/Dining
- Inspection Recommended
- Convenient for High Street, Town & Marina



# Old Post Office Abererch Road, Pwllheli, LL53 5LR

TUDOR Estate Agents have been favoured with instructions to offer this modern residence for sale. The property is located in convenient location in the town centre and is within walking distance of the High Street and shops and also to the harbour, marina and beach.

Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula, boasting excellent amenities including leisure centre and golf course.

The surprisingly spacious accommodation briefly comprises the following: Hall. Toilet. Open plan lounge/diner. Kitchen area. Two bedrooms and bathroom on the first floor. A further two bedrooms on the second floor, both with ensuite. Gravelled garden with shed.

## GROUND FLOOR

### Hall

Tiled floor. Understairs cupboard. Stairs to first floor.

### Toilet

Low level W.C and wash basin. Electric panel heater.

### Open plan lounge/diner 16'9 x 18'11 (5.11m x 5.77m)

maximum measurements, 'L' shaped room. Tiled floor. Mock fireplace surround. Triple bifold door to garden area.

Opening to:

### Kitchen area 8'11 x 6'5 (2.72m x 1.96m)

Fitted units incorporating single drainer sink unit. Hobs. Oven, grill and microwave. Integral washing machine. Integral fridge and freezer.

## FIRST FLOOR

### Landing

Stairway to second floor. Gas combi boiler for hot water and central heating.

### Bathroom/toilet 6'11 x 6'6 (2.11m x 1.98m)

Wash basin and W.C combination unit. Panelled bath with mixer tap. Shower cubicle. Radiator/towel warmer.

### Front bedroom 10'1 x 9'5 plus door recess (3.07m x 2.87m plus door recess)

Radiator. Built in cupboard.

### Rear bedroom 10'1 x 9'5 (3.07m x 2.87m)

Built in cupboard. Radiator.

## SECOND FLOOR

### Small landing

Velux over stairs.

### Bedroom (West) 9'2 x 15'3 (2.79m x 4.65m)

maximum measurements. 'L' shaped room. Radiator. Velux roof light. Door to:

### Ensuite toilet

Low level W.C. Wash basin.

### Bedroom (East) 9'11 x 15'4 (3.02m x 4.67m)

Maximum measurements. 'L' shaped room. Eaves storage cupboard. Velux.



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### Ensuite toilet

Wash basin. Low level W.C (saniflow drainage system).

### OUTSIDE

Gravelled enclosed garden. Shed.

### SERVICES

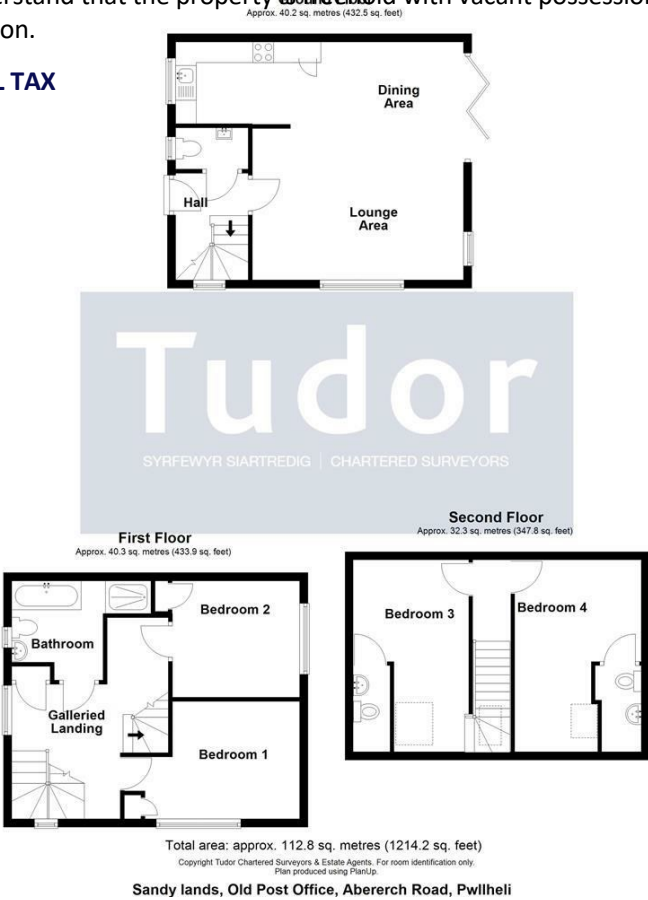
We understand that mains water, electricity, gas and drainage are connected to the property. The ground floor is heated with an air conditioning unit positioned on the exterior back wall. Central heating to first and second floor. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

### TENURE

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

### COUNCIL TAX

Band D.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		100	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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