

# Tudor

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



## 3 Baptist Square, Pwllheli, LL53 5EP

**£169,500**

- Inner Terrace Cottage
- Two Bedrooms & Loft Room
- Enclosed Rear Garden
- Convenient Position for the Town
- Cottage Features
- Viewing Recommended



# 3 Baptist Square, Pwllheli, LL53 5EP

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this charming inner-terrace cottage, conveniently located within walking distance of the town's excellent amenities. Pwllheli is a thriving market town and popular seaside resort on the south coast of the magnificent Llyn Peninsula, offering a wide range of facilities including a leisure centre, golf course, and marina.

The cottage features a welcoming living room with a warm, inviting atmosphere, a cottage-style kitchen, conservatory, and utility area. There are two bedrooms and a bathroom, along with an additional loft room providing flexible space.

Low-maintenance rear garden offers a private and peaceful retreat.

We understand that the property has been empty for more than 6 months and may be eligible for the Cyngor Gwynedd Empty Homes Grants Scheme.

## GROUND FLOOR

### Porch

### Lounge 9'8 x 18'8 plus deep recess (2.95m x 5.69m plus deep recess)

Stairs to first floor. Under stairs storage area with shelves. Parquet floor. Living flame gas fire set on slate hearth and stone surround. Open beams. Bay window. Night storage heater. Sliding patio door to conservatory.

### Kitchen 6'11 x 10'8 (2.11m x 3.25m)

Modern cottage style kitchen with one and a half bowl stainless steel sink unit. Ceramic hobs. Integral fridge & freezer.

### Conservatory 12'4 x 6'5 (3.76m x 1.96m)

Patio doors to rear garden. Quarry tiled floor. Door to:

### Utility 6'7 x 6'2 (2.01m x 1.88m)

Plumbing for washing machine.

## FIRST FLOOR

### Landing

Door leading to stairs to loft room.

### Bathroom 7'6 x 7'6 (2.29m x 2.29m)

White suite comprising panelled bath with shower over. Low level w.c. Pedestal washbasin. Airing cupboard with hot water cylinder.

### Rear Bedroom 9'11 x 10'8 (3.02m x 3.25m)

Night storage heater.

### Front Bedroom 9'3 x 7'8 (2.82m x 2.34m)

Night storage heater.

### Loft Room 16'9 x 12'7 (5.11m x 3.84m)

Night storage heater. Limited headroom. Two velux roof lights.

## OUTSIDE

Rear terrace garden with garden shed.



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

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## SERVICES

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

## TENURE

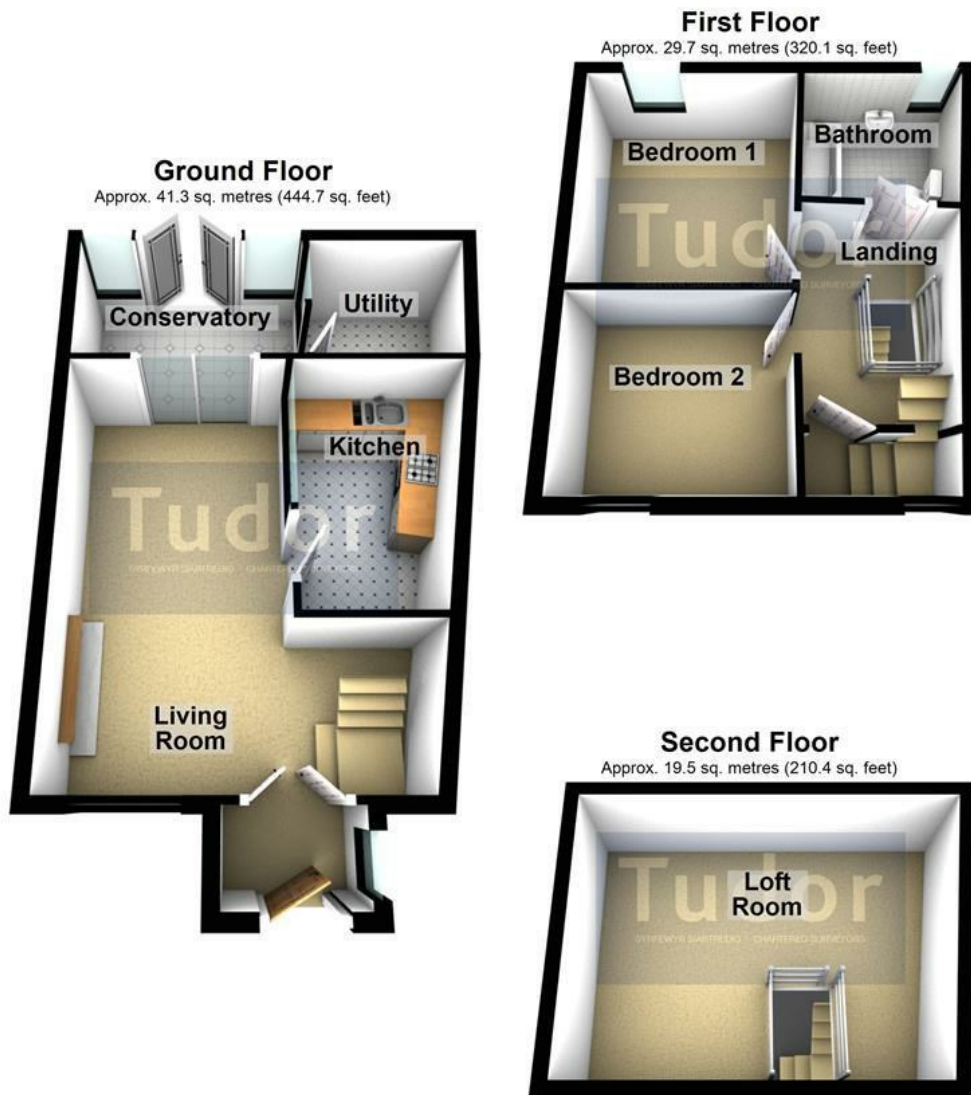
We understand that the property is freehold with vacant possession available on completion.



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Total area: approx. 90.6 sq. metres (975.2 sq. feet)

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



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