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chartered surveyors | estate agents | property managers



Cainfro Lleyn Street, Pwllheli, LL53 5TF

£315,000

- Detached Residence
- Offering Great Potential
- Five Bedrooms
- Outskirts of the Town
- Spacious Accommodation
- Parking, Gardens & Garage







Cainfro Lleyn Street, Pwllheli, LL53 5TF

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this detached residence for sale, situated in a convenient rural position on the outskirts of the town.
Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and marina.
The spacious accommodation offers great potential and briefly comprises of the following: -
Porch. Entrance Hall. Lounge. Kitchen-Diner. Three Bedrooms. Bathroom & Separate Shower Room. With an additional two bedrooms on the first floor, one presently used as a lounge with patio doors opening to balcony, enjoying delighted rural views. Garage & Workshop on the lower ground floor. Ample parking to the front. Gardens.
Inspection High Recommended.









GROUND FLOOR

Porch
Sliding door. Door to:

Entrance Hallway
Radiator. Stairs to first floor. Stairs lower ground floor with access to garage.

Lounge 19'8 x 12'7 (5.99m x 3.84m)
Countryside views. Fireplace. Radiator.

Kitchen-Diner 16'9 x 12'0 (5.11m x 3.66m)
Kitchen units incorporating single drainer stainless steel sink unit. Induction hobs. Integral hobs. Radiator. Airing cupboard with cylinder. Sliding patio door.

Bedroom 11'5 x 10'11 (3.48m x 3.33m)
Radiator. Built in wardrobe.

Bedroom 13'9 x 9'3 (4.19m x 2.82m)
Radiator. Fitted wardrobes.

Rear Bedroom 9'9 x 13'9 (2.97m x 4.19m)
Radiator. Fitted wardrobes.

Shower Room
Low level w.c. Washbasin. Shower cubicle.

Bathroom 7'5 x 8'5 (2.26m x 2.57m)
Low level w.c. Washbasin. Bath.

Utility 10'5 x 6'6 (3.18m x 1.98m)
Units with sink. Plumbing for washing machine.

FIRST FLOOR

Landing
Seating area in dormer. Radiator. Storage cupboard.

Bedroom/Study 10'4 x 11'11 (3.15m x 3.63m)

Bedroom/Lounge 8'9 x 21'9 (2.67m x 6.63m)
Eaves storage cupboard. Radiator. Sliding patio door to balcony with views.

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LOWER GROUND FLOOR

Garage 11'5 x 17'9 (3.48m x 5.41m)
Up and over auto electric door. Opening to:

Workshop 19'8 x 12'9 (5.99m x 3.89m)
Oil tank.

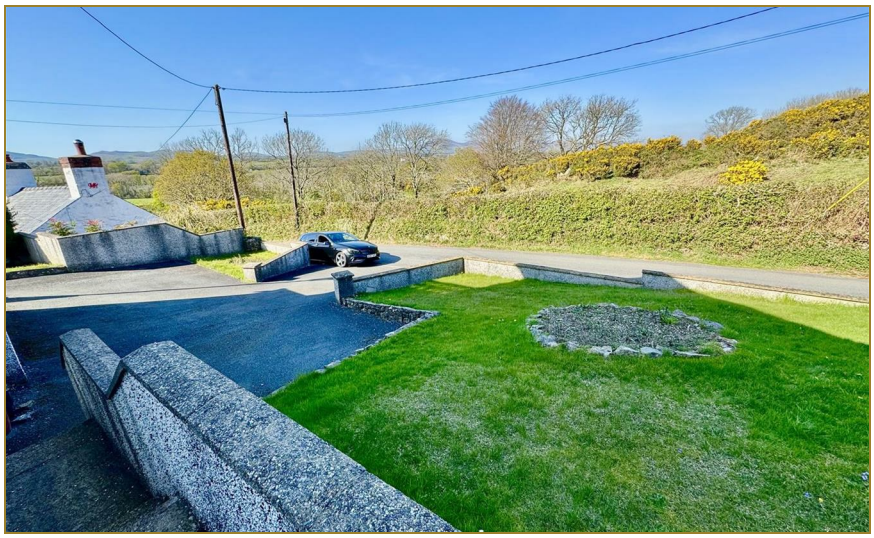
OUTSIDE
Front parking area. Rear garden with paved patio area. Spectacular countryside views.

SERVICES
We understand that mains water and electricity are connected to the property. Private drainage (septic tank). Oil for central heating. 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.











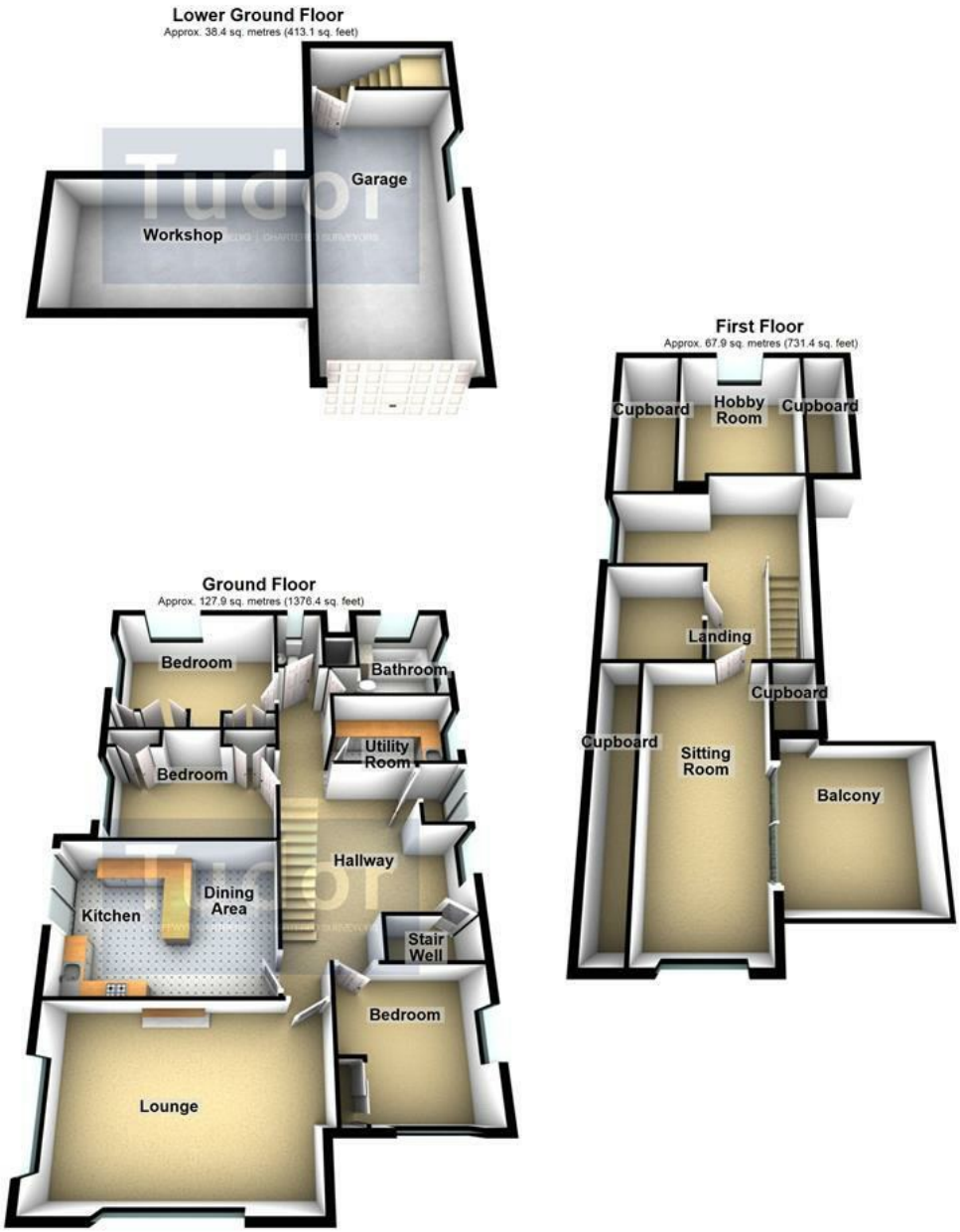




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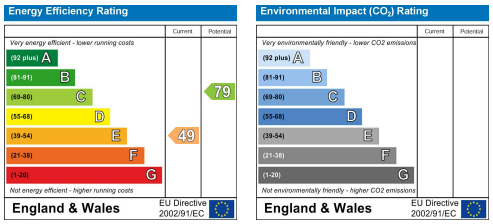
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Total area: approx. 234.2 sq. metres (2520.8 sq. feet)

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