

# Tudor

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**41 North Street, Pwllheli, LL53 5EG**

**£99,999**

- Inner Terrace Cottage
- Two Bedrooms
- Great Potential
- Convenient for the Town
- Small Paved Rear Garden
- Available Immediately



# 41 North Street, Pwllheli, LL53 5EG

This inner terrace cottage is situated in a convenient position within walking distance to the High Street and shops. Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including award winning marina, leisure centre and golf course.

The accommodation offers great potential and briefly comprises of the following: -  
Hall. Spacious living room. Kitchen. Bedroom and bathroom on the first floor and loft bedroom.  
Small rear garden with garden sheds.

## GROUND FLOOR

### Hall

Door to:

**Lounge 11'3 x 18'2 (3.43m x 5.54m)**

Gas fire. Opening to:

**Kitchen 5'6 x 9'10 (1.68m x 3.00m)**

Outside door to rear. Kitchen units.

## FIRST FLOOR

### Landing

**Bathroom 6'5 x 9'0 (1.96m x 2.74m)**

Panelled bath with shower over. Pedestal washbasin. Low level w.c. Airing cupboard with cylinder.

**Bedroom 11'7 x 8'7 (3.53m x 2.62m)**

## SECOND FLOOR

**Loft Room 11'7 x 12'6 (3.53m x 3.81m)**

Plus eaves area for storage. Velux roof light.

## OUTSIDE

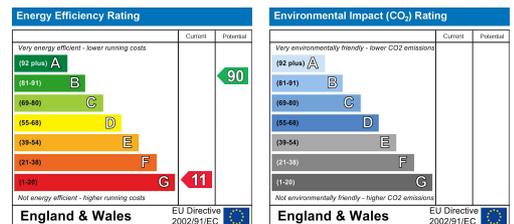
Rear garden. Garden shed. Foot access to the street.

## SERVICES

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

## TENURE

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



# Tudor

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