

# Tudor

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



## Flat 2 Vyrnwy 5, West End Parade, Pwllheli, LL53 5PN

**Reduced to £184,995**

- Seafront First Floor Flat
- Modern Accommodation
- Leasehold & 1/3rd Share of Freehold
- Spectacular Views Over Cardigan Bay
- Three Bedrooms
- Communal Front & Rear Gardens



# Flat 2 Vyrnwy 5 West End Parade, Pwllheli, LL53 5PN

South-Facing Promenade Flat with Panoramic Coastal Views, presently used for as a Holiday Home & Letting.

This spacious first-floor flat enjoys a prime position on Pwllheli's sought-after south-facing Promenade, offering uninterrupted views across Cardigan Bay, including Llanbedrog Headland, St Tudwal's Islands, and the majestic mountains of Mid Wales.

Just a short walk from the town centre, the property offers easy access to Pwllheli's excellent amenities, including a Leisure Centre, Golf Course, Harbour, Marina. Pwllheli is a thriving market town and popular seaside resort on the south coast of the Llyn Peninsula.

The accommodation is attractively decorated which offers spacious living space comprising: Lounge. Kitchen. Shower Room. Three Bedrooms. Communal fire exit with steps leading to the rear garden. Both the front and rear gardens are communal and available for the enjoyment of all residents.

The property is offered for sale by way of a long lease for 125 years from 23rd September 2019 for 125 years. The freehold is currently being transferred, with each of the three flats to hold a one-third share.

## GROUND FLOOR

### Communal Porch

Leading to:

### Communal Hallway

Stairs up to first floor.

## FLAT 2

### Inner Hallway

### Lounge 11'6 x 18'8 (3.51m x 5.69m)

Maximum measurement to bay window with sea views.

### Kitchen 7'9 x 13'3 (2.36m x 4.04m)

Modern kitchen units with sink unit. Integrated appliances including fridge/freezer, oven, induction hob and dishwasher. Plumbing for washing machine. Pantry cupboard.

### Shower Room 4'9 x 6'8 (1.45m x 2.03m)

Modern shore room comprising low level w.c. Vanity washbasin. Shower cubicle. Towel radiator.

### Front Bedroom (Middle) 8'10 x 10'9 (2.69m x 3.28m)

Wall mounted electric heater.

### Front Bedroom 11'4 x 18'8 (3.45m x 5.69m)

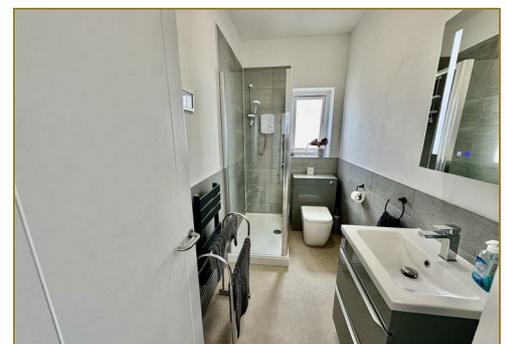
Maximum measurements to bay window. Wall mounted electric heater.

### Rear Bedroom 12'11 x 13'4 (3.94m x 4.06m)

Wall mounted electric heater.

## OUTSIDE

Both the front and rear gardens are communal and available for the enjoyment of all residents.



# Tudor

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

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

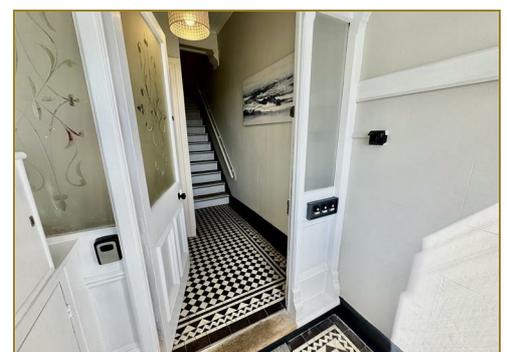
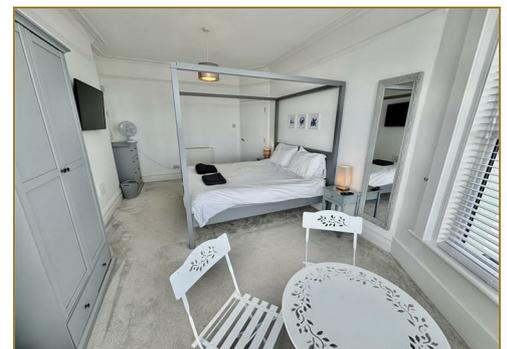
# Flat 2 Vyrnwy 5 West End Parade, Pwllheli, LL53 5PN

## SERVICES

We understand that mains water, 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

The property will be offered for sale by way of a 125-year lease. The freehold is currently being transferred, with each of the three flats to hold a one-third share. The purchaser will be responsible for one-third of the building's insurance, maintenance, and repair costs, payable via a service charge.



From this office proceed through Y Maes (local Wednesday market) then along Penrhydliniog and over the bridge on to Cardiff Road. Pass the school (Ysgol Glan y Mor) and proceed up to the seafront. At the promenade turn right on to West End Parade. (O.S Ref: SH 369 - 341) (Sat Nav Ref: LL53 5PN)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	53	(39-54) E	54
(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



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA  
 T: 01758 701 100  
 E: info@huwtudor.co.uk  
 www.huwtudor.co.uk