

# Tudor

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



## 3 Church Place, Pwllheli, LL53 5DT

**Price guide £125,000**

- Substantial End of Terrace Residence
- 4 Bedrooms
- Ripe for Refurbishment
- Convenient for the Town
- Freehold
- Accommodation on Three Floors plus Cellar



# 3 Church Place, Pwllheli, LL53 5DT

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this substantial end of terrace residence for sale situated in a convenient position within walking distance of 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 leisure centre, golf course and marina.

The spacious accommodation is on three floor plus large cellar rooms, offering great potential and is ripe for refurbishment.

\*Please note the property will be sold 'as seen' including contents, fixtured & fittings.

## GROUND FLOOR

### Entrance Hallway

UPVC front door. Radiator. Stairs to first floor. Under stairs door leading to cellar room.

### Lounge 12'4 x 11'3 (3.76m x 3.43m)

Radiator. Gas fire (condition unknown). Storage cupboard in alcove. Arch opening to:

### Kitchen-Diner 10'5 x 11'8 (3.18m x 3.56m)

Kitchen units incorporating one and a half bowl stainless steel sink unit. Space for oven. Space for washing machine.

### Inner Hall

Under stairs door to cellar.

### Rear Porch/Utility 8'2 x 6'3 (2.49m x 1.91m)

UPVC door to rear. Quarry tiled floor.



## FIRST FLOOR

### Landing

Radiator. Stairs to second floor.

### Bathroom 9'1 6'2 (2.77m 1.88m)

Panelled bath. Low level w.c. Pedestal washbasin. Radiator.

### Rear Bedroom 10'8 x 11'10 (3.25m x 3.61m)

Radiator.

### Front Bedroom/Sitting Room 16'6 x 11'0 (5.03m x 3.35m)

Radiator. Gas fire (condition unknown).



## SECOND FLOOR

### Landing

Airing cupboard with cylinder.

### Rear Bedroom 10'8 x 12'0 (3.25m x 3.66m)

Radiator.



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# 3 Church Place, Pwllheli, LL53 5DT

## Front Bedroom 16'6 10'11 (5.03m 3.33m)

Maximum measurements into built in wardrobe. Radiator.

## CELLAR 16'5 x 24'4 overall (5.00m x 7.42m overall)

### OUTSIDE

Side access to rear garden with large gate.

### SERVICES

We understand that mains water, electricity, gas and drainage are connected to the property. There are fitted radiators throughout, however, the source of heat is unknown and requires attention.

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.

### GWYNEDD COUNCIL TAX

Band 'C'. For the purposes of Article 4 - The property is registered as a Second Home



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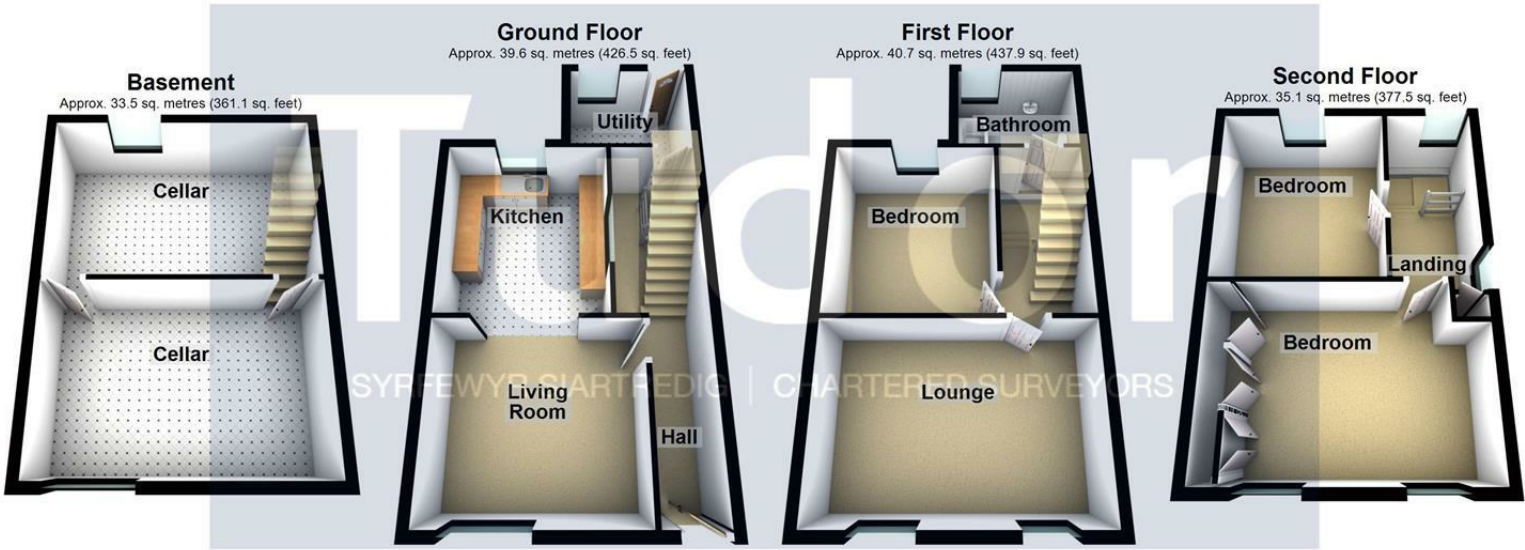
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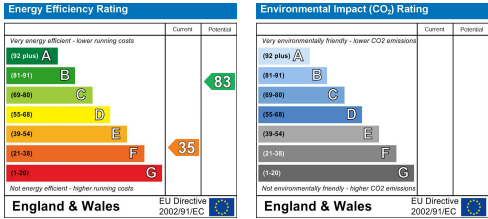
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Total area: approx. 148.9 sq. metres (1603.0 sq. feet)

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