

Tudor

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Apartment 12, West End Point, Pwllheli, LL53 5PN

Guide price £198,000

- Seafront Apartment
- Open Plan Lounge Kitchen Dining
- Long leasehold
- Balconies with Spectacular Sea Views
- Two Bedrooms, One with En-suite
- Car parking space



Apartment 12, West End Point, Pwllheli, LL53 5PN

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this superb second-floor seafront apartment, forming part of a highly sought-after residential property on Pwllheli's south-facing promenade. The property has been thoughtfully designed to maximise the outstanding coastal views, with both the living space and principal bedroom enjoying direct outlooks over Cardigan Bay.

Pwllheli is a thriving market town and popular seaside resort on the south side of the glorious Llyn Peninsula, boasting excellent amenities including a leisure centre, golf course and award-winning marina. The accommodation briefly comprises: Open-plan lounge, kitchen and dining area with south-facing sun balcony and uninterrupted sea views. Main bedroom with south-facing balcony and en-suite shower room. Second bedroom. Bathroom. The property benefits from double glazing, central heating, and one allocated parking space at the rear. It is currently operated as a successful holiday let, offering an attractive investment opportunity as well as an exceptional coastal home.

GROUND FLOOR

COMMUNAL HALLWAY

Lift leading to the second floor.

SECOND FLOOR

OPEN PLAN LOUNGE, KITCHEN, DINING 11'11" x 30'8" (3.63 x 9.35)

Lounge area

With full width south facing balcony with patio doors. Cardine timber effect flooring.

Dining area

Oak stairway to first floor. Radiator.

Kitchen area

Fitted units incorporating fridge and freezer. Gas hobs with filter hood over. Electric oven. Single drainer one and a half bowl sink unit. Plumbing for washing machine. Gas fired combi boiler. Stairs to landing.

FRONT BEDROOM 11'10" x 9'5" (3.61 x 2.87)

Full width sun balcony with sea views. Radiator. En-suite shower room: - white suite with low level WC. Pedestal washbasin. Radiator. Shower cubicle with mixer tap.

REAR BEDROOM 11'10" x 8'5" (3.61 x 2.57)

L shaped room. Radiator. Laminate timber effect floor.

BATHROOM

Pedestal washbasin. Radiator. Low level WC. Panelled bath. Extractor fan.

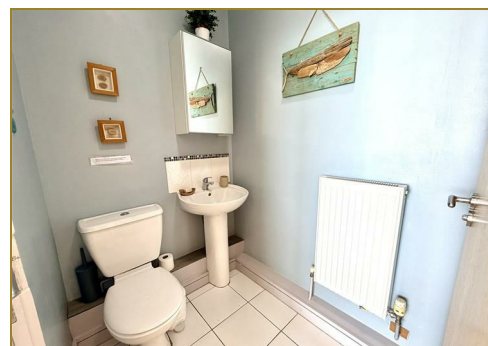
OUTSIDE

Allocated parking space to rear. Security coded entry to rear stairwell. Occupiers of the apartments also have use of the fitness room accessed from the communal hallway on the ground floor.

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



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

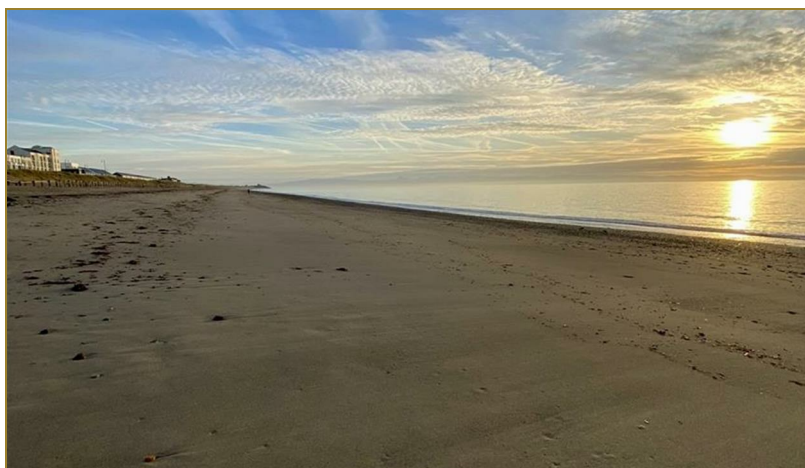
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We understand that the property is long leasehold with vacant possession available on completion. The Service Charge is approximately £2,000 per annum. The term of 999 years from 1st January 2003. Ground rent £200.00.



From this office in the centre of Pwllheli proceed through Y Maes the site of the weekly Wednesday market and then proceed along Cardiff Road. Pass the School - Ysgol Glan Y Mor - and West End Point is the first property on the right hand side on the sea front. The entrance to the property is on Cardiff Road. Enter the communal hallway and proceed on the lift to the second floor and proceed to the end of the terrace. The entrance to the apartment is on the left hand side. (OS reference: - SH 370-341.). Satellite Navigation Reference: LL53 5PN.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A			(82 plus) A		
(61-81) B			(61-81) B		
(49-60) C			(49-60) C		
(35-48) D			(35-48) D		
(29-34) E			(29-34) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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