# Tudor

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

## 22 New Street, Pwllheli, LL53 5HP

## £154,995

- Inner Terrace Residence
- Spacious Accommodation
- Gas Central Heating
- Convenient Town Location
- 2 Receptions & 4 Bedrooms
- Rear Garden & Basement

# 22 New Street, Pwllheli, LL53 5HP

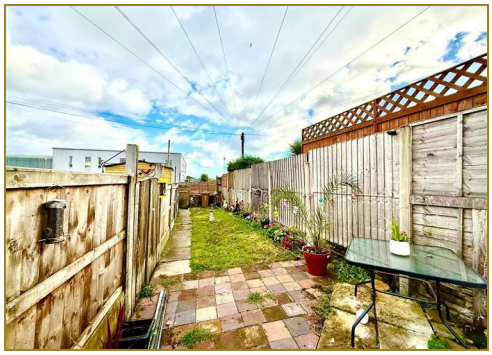
Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this inner terrace residence located in the heart of Pwllheli and within close proximity of all the shops and amenities. Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and marina.

The spacious accommodation has the benefit of double glazing and gas central heating and briefly comprises of the following: Porch. Hall. Sitting room. Lounge. Kitchen. On the first floor: Two bedrooms and bathroom. On the second floor: Two bedrooms.

In addition there is an useful basement room offering great potential with power and light with its own front and rear access.

Enclosed rear garden with outhouse with electric and plumbing. Gate at the rear leading to Public carpark and path to street.

Viewing is highly recommend to appreciate the space that this property has to offer.



**GROUND FLOOR**

**Hall**

**Sitting Room 9'8 x 8'10 (2.95m x 2.69m)**

**Lounge 12'4 x 15'1 (3.76m x 4.60m)**
Stairs to first floor.

**Kitchen 10'5 x 5'5 (3.18m x 1.65m)**
Outside door to rear.

**FIRST FLOOR**

**Landing**
Stairs to second floor. Storage cupboard.

**Rear Bedroom 9'6 x 7'0 (2.90m x 2.13m)**

**Bathroom 5'1 x 7'1 (1.55m x 2.16m)**
Cupboard with combi 'Logic' boiler for central heating and hot water.

**Front Bedroom 9'8 x 12'5 (2.95m x 3.78m)**

**SECOND FLOOR**

**Landing**

**Rear Bedroom 9'4 x 12'5 (2.84m x 3.78m)**

**Front Bedroom 12'5 x 9'8 (3.78m x 2.95m)**

**BASEMENT 11'7 x 23'10 (3.53m x 7.26m)**

**SERVICES**
We understand that mains, water, electricity, gas and drainage are connected to the property. 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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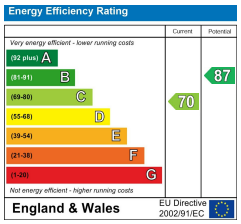


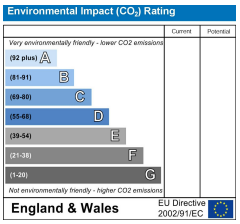


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