

# Tudor

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



## One Five One, Victoria Parade, Pwllheli, LL53 5AN Offers in the region of £445,000

- Superior Seafront Residence
- Delightful South Facing Balcony
- Attractively Decorated Throughout
- Must Be Seen to Be Truly Appreciated
- Spectacular Sea Views
- Five Bedrooms
- Garage & Private Parking
- One Bed Self-Contained Suite - Business Opportunity



# One Five One Victoria Parade, Pwllheli, LL53 5AN

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this stunning seafront residence. Situated in this sought-after position on the south facing promenade in Pwllheli and has been specifically designed to take full advantage of the glorious views which encompass Cardigan Bay from Llanbedrog headland, St Tudwals islands and the mountains of mid Wales beyond. The property is located only a 10 minute walk from the Town. Pwllheli is a thriving market and seaside town on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and the marina.

This truly delightful property has been completed to a high specification throughout providing a spacious and luxury living and has the benefit of double glazing, under floor heating and gas central heating. Briefly comprising of a one bedroom suite on the lower ground floor with its own front entrance and garden. Cleverly compact and modern design, fully equipped with kitchen, utility, shower, toilet. This space would be ideal for an office, a holiday facility, a teenage den, or as additional accommodation for guests. On the ground floor: Entrance hall. Two bedrooms and Bathroom. The first floor offers a generous open-plan entertaining space with lounge-diner-kitchen and benefits from a sliding patio door to south facing balcony with spectacular sea views.

On the second floor: Two Bedrooms with a stunning Jack & Jill Modern Shower Room. There is ample parking and access to the garage at the rear with easily maintained paved front garden area.

A viewing is highly recommended to fully appreciate this property.

## GROUND FLOOR

With under floor heating.

## LOWER GROUND FLOOR - Self-Contained Suite

### Hall

Double glazed front door.

### Inner Hall

Walk-in cloaks cupboard.

### Bathroom 10'3 x 6'6 (3.12m x 1.98m)

Modern bathroom suite comprising roll top bath. Pedestal washbasin. Low-level w.c. Tiled walls and floor with under floor heating.

### Inner Landing

Outside door to rear. Stairs to lower ground.

### Study/Bedroom 11'0 x 11'6 (3.35m x 3.51m)

### Bedroom 11'1 x 12'1 (3.38m x 3.68m)

### Hall

Outside door to front. Storage cupboard with combi boiler. Cupboard with space for washing machine and dryer above.

### Shower Room

### Toilet

With low level w.c. Vanity washbasin.

### Bedroom Suite 11'0 x 11'8 (3.35m x 3.56m)

Modern built in kitchen units with appliances.

### GARAGE 10'11 x 19'3 (3.33m x 5.87m)

Service door from inner hall and up and over door.

## FIRST FLOOR

### Landing



# 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)

# One Five One, Victoria Parade, Pwllheli, LL53 5AN

**Open Plan Living-Kitchen 17'8 x 31'8 (5.38m x 9.65m)**

**Lounge Area 17'9 x 19'0 (5.41m x 5.79m)**

Open plan room with full width picture window incorporating double sliding door leading to south facing balcony with truly spectacular sea views. Feature 'Evonic' built-in electric fire.

**Kitchen 10'5 x 13'0 (3.18m x 3.96m)**

Newly installed modern profile kitchen units with integral full size fridge and freezer. Eye level oven and microwave. Dishwashers. Single drainer stainless steel sink unit with mixer tap. Wine cooler. Island unit with ceramic hobs and incorporating a breakfast bar arrangement with storage.

## SECOND FLOOR

### Landing

Storage cupboard.

**Rear Bedroom 11'4 x 12'5 (3.45m x 3.78m)**

Door to Jack and Jill shower room.

**Jack & Jill Shower Room 10'8 x 6'4 (3.25m x 1.93m)**

Brand new luxury shower suite incorporating walk in shower cubicle. Low-level w.c. Wash basin. Fitted storage cupboards with light-up mirror cabinet built in. Tiled floor and walls.

**Master Bedroom 15'5 x 11'9 (4.70m x 3.58m)**

Picture window with spectacular sea views. Two walk in wardrobes with hanging spaces and shelves.

## 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.



# Tudor

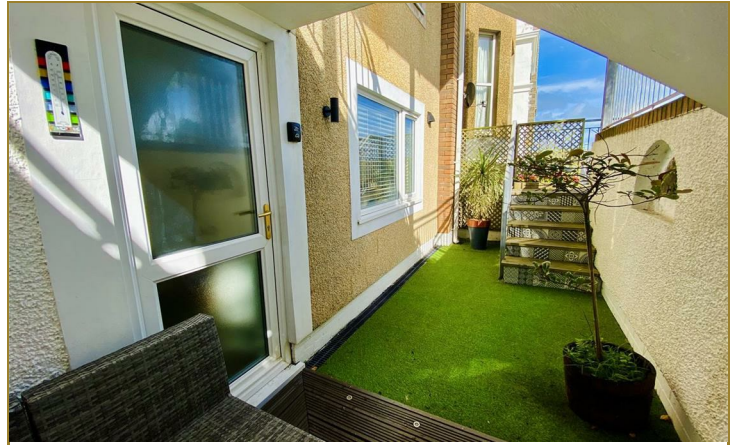
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

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

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

# One Five One, Victoria Parade, Pwllheli, LL53 5AN



# 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)

