

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



5 Fflat | End of Terrace Configured as 5 Apartments

Dune Crest, Churton Street

Pwllheli, LL53 5AD

£199,000

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## Dune Crest, Churton Street, Pwllheli, LL53 5AD

Eiddo 5 llawr wedi ei rannu i 5 fflat unigol ym Mhwllheli | End of terraced property comprising 5 floors, divided to 5 individual apartments located on Churton Street in Pwllheli.

The property has tremendous potential and represents an attractive investment property with income-generating ability.

Mae'r eiddo llawn potensial ac yn fuddsoddiad deniadol yr all ddarparu incwm.

Each floor comprises an apartment accessed via the communal hallway, the basement flat has external access to the rear.

Externally, the property includes a rear yard / driveway with space for up to two vehicles.

The property is of traditional construction under slate roof.

Directions: From Pwllheli head South on embankment road, at the mini roundabout for Morfa'r Garreg take the third exit for Churton Street, and the property is located on the right-hand side.



#### **Flat 1 (Basement) Accommodation:**

Hallway  
Kitchen 3.19m x 4.19m  
Living/Bedroom  
Bathroom 1.45m x 2.80m

#### **Flat 2 (Ground Floor) Accommodation:**

Hallway  
Living Room 2.83m x 3.95m  
Bathroom 1.66m x 2.13m  
Bedroom 2.70m x 3.18m

#### **Flat 3 (1st Floor) Accommodation:**

Hallway  
Living Room 3.45m x 3.50m  
Kitchen 1.98m x 2.86m  
Bedroom 1.67m x 2.07m  
Bathroom 2.0m x 2.16m  
Bedroom 3.30m x 3.50m

#### **Flat 4 (2nd Floor) Accommodation:**

Hallway  
Living Room 3.45m x 3.50m  
Kitchen 1.98m x 2.86m  
Bedroom 1.67m x 2.07m  
Bathroom 2.0m x 2.16m  
Bedroom 3.30m x 3.50m

#### **Flat 5 (4th Floor) Accommodation:**

Hallway  
Kitchen / Living Room 3.51m x 5.44m  
Bedroom 1.51m x 1.67m  
Bathroom 2.0m x 2.16m  
Bedroom 3.23m x 3.29m

**Method of Sale:** The property is offered for sale by Private Treaty. A sellers pack has been prepared to provide timely completion of the sale once agreed.

**Viewing:** Strictly by appointment only.

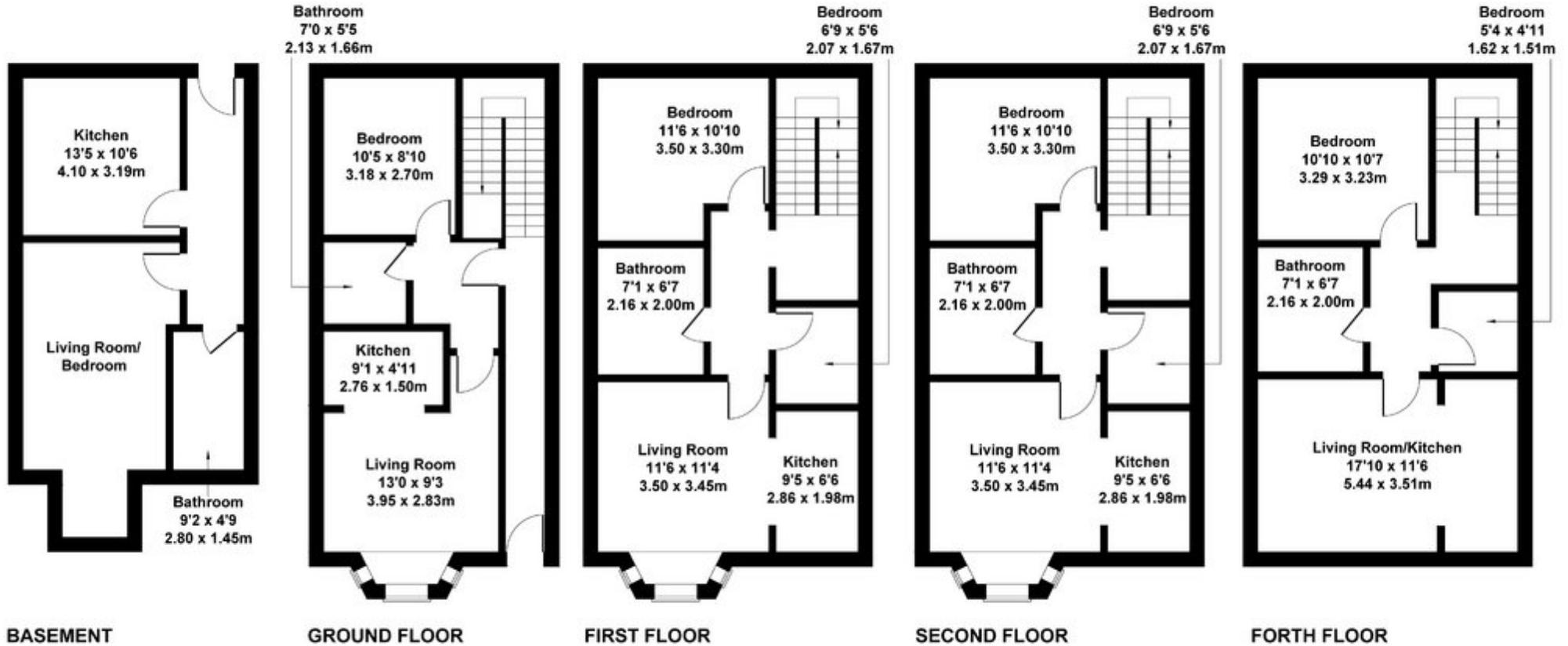
**Tenure:** We are advised that the property is Freehold with vacant possession on completion.

**UPVC double glazed | Mains Drainage | Electric Heating**

**EPC: TBC | Council Tax Band: A (Each Apartment)**

# Dune Crest LL53 5AD

Approximate Gross Internal Area  
2562 sq ft - 238 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.