

Tudor

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chartered surveyors | estate agents | property managers



Annedd Wen Yr Ala, Pwllheli, LL53 5BW

Or nearest offer £295,000

- Detached Bungalow
- Sought After Location in Quiet cul-de-sac
- 2 Bedrooms, 2 Receptions, Bathroom & En-Suite
- Outskirts of the Town
- Drive Attractive Gardens
- Two Garages, Workshop & Utility



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Tudor Estate Agents have been favoured with instructions to offer for sale this detached bungalow, attractively positioned in a popular cul-de-sac off Ala Road on the outskirts of the town. Just a short walk from the town centre, marina and beaches, the property combines exceptional convenience with a peaceful residential setting. Enjoying a quiet and private position, the bungalow stands within well-maintained, attractive gardens and benefits from excellent parking provision, including a drive and two garages.

The comfortable and surprisingly spacious accommodation offers great potential, benefits from gas central heating, and is arranged as follows: Entrance Hall. Lounge with opening to Dining Room. Kitchen and Breakfast Room. Bathroom. Two Bedrooms, one with En-Suite. Drive with Ample Parking. Two Garages. Utility Room. Workshop and Toilet. A versatile property in a sought-after location, ideal for those seeking single-level living, additional workspace, or scope to modernise to personal taste. Early viewing is strongly recommended.

GROUND FLOOR

HALL

Storage cupboards.

LOUNGE 12'7 x 19'4 (3.84m x 5.89m)

Fireplace. Radiator. Opening to:-

DINING AREA 9'11 x 11'2 (3.02m x 3.40m)

Hatch to kitchen. Radiator.

BREAKFAST ROOM 8'11 x 9'4 (2.72m x 2.84m)

Radiator. Storage cupboards. Opening to: -

KITCHEN 8'10 x 11'2 (2.69m x 3.40m)

Fitted units incorporating single drainer one and a half bowl sink unit. Gas hobs. Fitted oven. Outside door.

BATHROOM 9'10 x 6'4 (3.00m x 1.93m)

Low level WC. Bidet. Pedestal washbasin. Panelled bath. Shower cubicle. Radiator. Towel warmer.

MAIN BEDROOM 15'11 x 10'1 (4.85m x 3.07m)

Measurements to rear of wardrobe.

EN-SUITE SHOWER ROOM 7'10 x 3'1 (2.39m x 0.94m)

Low level WC. Washbasin. Shower cubicle.

BEDROOM 2 (REAR) 9'11 x 12'11 (3.02m x 3.94m)

Measurements to rear of wardrobe.

GARAGE

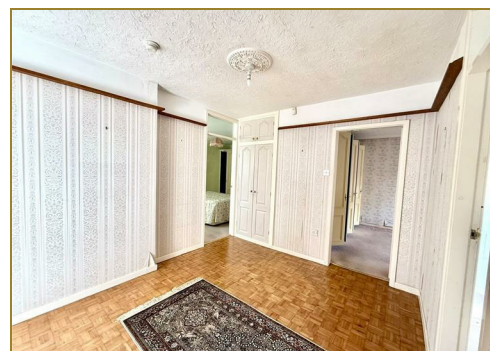
Up and over door.

GARAGE

Up and over door.

UTILITY ROOM 10'0 x 10'6 (3.05m x 3.20m)

Approximate measurements. Single drainer sink. Door to outside and door to garage.



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WORKSHOP 10'0 x 7'2 (3.05m x 2.18m)

Approximate measurements.

TOILET

High level WC.

OUTSIDE

Attractive gardens. Drive and parking area.

SERVICES

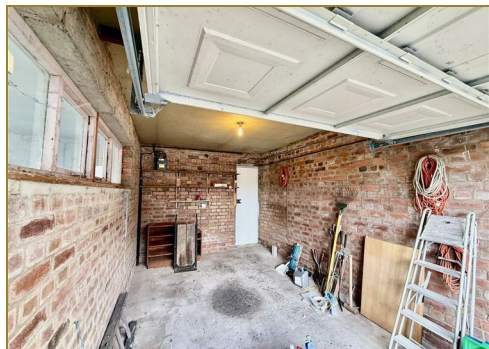
We understand that mains water, electricity, gas and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is freehold with vacant possession available on completion.

COUNCIL TAX

BAND 'F'



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Total area: approx. 158.6 sq. metres (1707.0 sq. feet)
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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			
(92 plus) A				(32 plus) A			
(81-91) B				(21-31) B			
(69-80) C				(9-20) C			
(55-68) D				(5-8) D			
(39-54) E				(1-4) E			
(21-38) F				(1-4) F			
(1-20) G				(1-4) 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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