

Tudor

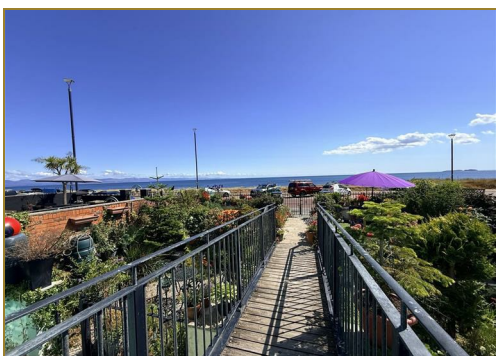
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Flat 2 Morton, 20 West End Parade, Pwllheli, LL53 5PN

£125,000

- Seafront Maisonette
- Reception, Kitchen & Two Bedrooms
- Communal Garden & Parking
- Ground & Lower Ground Floor
- Sea Views
- Long Leasehold



Flat 2 Morton, 20 West End Parade, Pwllheli, LL53 5PN

South-Facing Promenade Flat with Panoramic Coastal Views - Long Lease

Tudor Estate Agents & Chartered Surveyors are delighted to offer for this ground and lower ground floor maisonette for sale. Enjoying a prime position on Pwllheli's highly sought-after south-facing Promenade. The property commands uninterrupted panoramic views across Cardigan Bay, taking in Llanbedrog Headland, St Tudwal's Islands, and the majestic mountains of Mid Wales. Ideally located within easy walking distance of the town centre, the flat provides convenient access to Pwllheli's excellent amenities, including the Leisure Centre, Golf Course, Harbour, and Marina. Pwllheli is a thriving market town and popular seaside resort on the south coast of the Llyn Peninsula, renowned for its coastline and outdoor lifestyle. The accommodation briefly comprises: Hall. Lounge. Kitchen. On the lower ground floor: Two bedrooms. Shower room. Communal gardens to front and rear. Parking Space for one car at the rear.

GROUND FLOOR

The flat occupies half of the ground floor (West) and half of the lower ground floor of this large inner terrace residence.

Communal hallway

Hall

Stairs down to lower ground floor. Cupboard.

Lounge 11'10 x 14'11 (3.61m x 4.55m)

Maximum measurements into bay window with spectacular sea views. Radiator.

Kitchen 15'9 x 9'6 (4.80m x 2.90m)

Maximum measurements into recess, 'L' shaped room. Gas combi boiler. Radiator. Units incorporating oven and hobs. Single drainer stainless steel sink unit.



LOWER GROUND FLOOR

Hall

Plumbing for washing machine.

Front bedroom 11'4 x 17'7 (3.45m x 5.36m)

Maximum measurements into bay. Radiator.

Rear bedroom 11'6 x 9'5 (3.51m x 2.87m)

Radiator. Outside door to rear.



Shower room/toilet 5'7 x 9'4 (1.70m x 2.84m)

Pedestal washbasin. Low level WC. Shower cubicle. Radiator.



OUTSIDE

Communal front and rear gardens. Parking for one car at the rear.

SERVICES

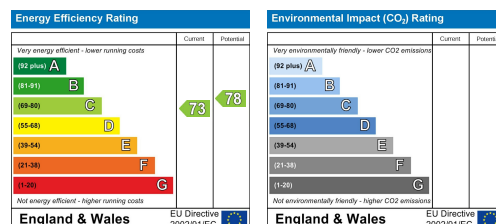
We understand that mains water, gas, electricity and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is long leasehold with vacant possession available on completion, 99 years from and including 1st January 2007. Ground Rent £50 per annum for the first 33 years, rising to £100 per annum for the second 33 years and finally £150 for the remainder of the term. 23% of the service charges.

COUNCIL TAX

BAND B



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