

# Tudor

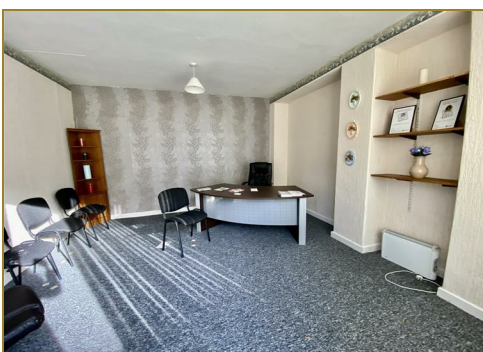
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



**17 Y Traeth, Pwllheli, LL53 5HY**

**Reduced to £84,000**

- Shop with Spacious Living Accomodation
- Popular Seaside Town
- Inspection Highly Recommended
- 2 Receptions & 3 Bedrooms
- Ready for Refurbishment
- Offering Various Potential Subject to Planning





# 17 Y Traeth, Pwllheli, LL53 5HY

\*In the Process of Applying for Change of Use into Entire Dwelling\* Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this substantial end of terrace residence for sale, including shop with living accommodation.

The property is located in convenient town centre location, within walking distance of the High Street and shops and also to the harbour, marina and beach.

Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula, boasting excellent amenities including leisure centre and golf course.

The property offers great potential for various uses and is ripe for refurbishment which briefly comprises of:

Ground floor: Shop, with Three rooms to the Rear, currently used as storage.

First floor: Two Receptions rooms. Bathroom. Kitchen and Balcony.

Second floor: Three Bedrooms

Access: private and separate entry to shop and upper floors

## GROUND FLOOR - SHOP

### Shop 14'8 x 15'11 (4.47m x 4.85m)

Double frontage to Sand Street. There was a connecting door to the other ground floor rooms which is now closed off but can easily be reopened.

## MAISONETTE FLAT

Entrance at the side.

### Entrance Hallway

Stairs to first floor.

### Store Room 13'5 x 6'10 (4.09m x 2.08m)

### Store Room 13'7 x 14'4 (4.14m x 4.37m)

### Workshop 6'11 x 11'5 (2.11m x 3.48m)

With an outside door to a covered rear yard.

## FIRST FLOOR

### Landing

### Lounge (Front) 14'2 x 10'11 (4.32m x 3.33m)

Radiator. Fireplace.

### Bathroom 8'3 x 4'10 (2.51m x 1.47m)

White suite with pedestal washbasin. Low level w.c. Panelled bath.

### Dining Room 7'9 x 10'8 (2.36m x 3.25m)



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

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# 17 Y Traeth, Pwllheli, LL53 5HY

## Kitchen 6'10 x 19'5 (2.08m x 5.92m)

Kitchen units incorporating single drainer sink unit. Radiator. Outside door to first floor balcony.

## SECOND FLOOR

### Landing

## Front Bedroom 14'8 x 10'2 (4.47m x 3.10m)

Radiator. Wardrobe.

## Middle Bedroom 7'9 x 10'0 (2.36m x 3.05m)

## Rear Bedroom 13'7 x 9'6 (4.14m x 2.90m)

L shaped room. Radiator.

## OUTSIDE

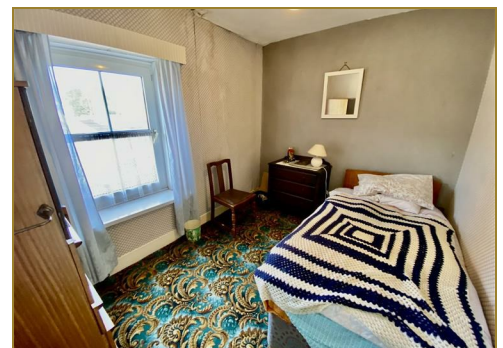
Covered rear yard.

## SERVICES

We understand that mains water, 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 freehold with vacant possession available on completion.



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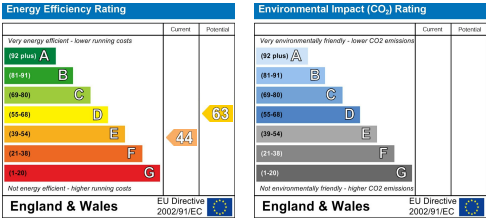
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Total area: approx. 137.1 sq. metres (1475.5 sq. feet)  
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Plan produced using PlanUp.  
**17 Sand Street, Pwllheli**

From our office in the centre of Pwllheli proceed towards the railway station and then along New Street. Turn right at the T junction (High Street) and follow the road around. 17 Y Traeth (Sand Street) is on the right hand side just before the next mini roundabout (adjacent to ASDA). O.S Ref: SH 377-353. Sat Nav Ref: LL53 5HY.



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