

Tudor

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



Y Lle lawn 30 Kingshead Street, Pwllheli, LL53 5DR

£159,000

- End of Terrace Residence
- Three Bedrooms
- Off-Road Parking
- Convenient for High Street
- Gas Central Heating
- Garden & Outbuilding



Y Lle lawn 30 Kingshead Street, Pwllheli, LL53 5DR

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this end of terrace Grade II listed cottage, situated in a convenient position for the High Street and amenities. Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and marina. The cottage has the benefit of gas central heating and briefly comprises of: Hall. Lounge. Kitchen-Diner. Three Bedrooms & Shower Room. Off-Road Parking. Enclosed paved rear garden.

GROUND FLOOR

Hall

Radiator. Tiled floor. Stairs to first floor. Door to:

Lounge 10'8 x 18'5 (3.25m x 5.61m)

Two Radiators. Open beams. Gas fire. Under stairs cupboard.

Kitchen 15'3 x 9'3 (4.65m x 2.82m)

Kitchen units incorporating single drainer stainless steel sink unit. Radiator. Combi boiler. Outside door to garden.



FIRST FLOOR

Landing

Radiator. Airing cupboard with radiator.

Front Bedroom 14'5 x 9'6 (4.39m x 2.90m)

Radiator.

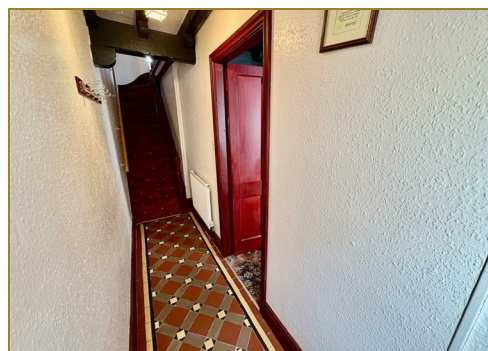
Middle Bedroom 8'10 x 9'0 (2.69m x 2.74m)

Rear Bedroom 9'5 x 9'6 (2.87m x 2.90m)

Radiator.

Shower Room 5'11 x 5'6 (1.80m x 1.68m)

Low level w.c. Pedestal washbasin. Corner shower cubicle.



OUTSIDE

Off-road parking for one vehicle. Enclosed paved rear garden.

Outbuilding 13'1 x 7'11 (3.99m x 2.41m)

With electricity and water.



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.

GWYNEDD COUNCIL TAX

Band D



Tudor

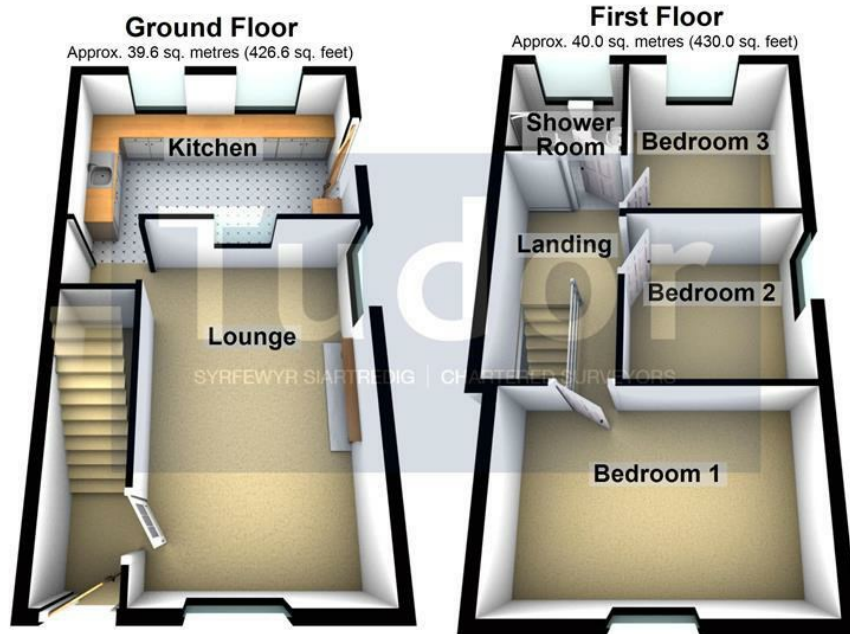
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Y Lle lawn 30 Kingshead Street, Pwllheli, LL53 5DR



Total area: approx. 79.6 sq. metres (856.7 sq. feet)

Copyright Tudor Chartered Surveyors & Estate Agents. For room identification only.
Plan produced using PlanUp.

Y Lle lawn, 30 Kingshead Street, Pwllheli



Tudor

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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk