

# Tudor

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



## 2, Bro Llwyn Estate, Pwllheli, LL53 5HW

**£249,500**

- Inner Terrace Residence
- 4 Bedrooms
- Garage & Parking
- Convenient for the Town & Amenities
- Living Accommodation on the First Floor
- Ripe for Refurbishment



## 2 Bro Llwyn Estate, Pwllheli, LL53 5HW

Tudor Estate Agents & Chartered Surveyors have been favoured with instructions to offer this inner terrace of three for sale. The property is located in a popular and sought-after area on the outskirts of the town but is within walking distance of the shops and amenities. Pwllheli is a thriving market town and seaside resort on the south side of the glorious Llyn Peninsula and boasts excellent amenities including golf course and marina.

The spacious accommodation is on two floors with the main living accommodation on the first floor and briefly comprises: Hall. Two bedrooms. Shower room. Integral garage and utility.

On the first floor: Lounge. Kitchen. Two bedrooms. Toilet.

Parking to the front and paved garden to the rear.

The property is ripe for refurbishment and is available immediately.

### GROUND FLOOR

#### Hall

Stairs to first floor. Radiator. Under stairs cupboard. Door to garage.

#### Bedroom (Front) 11'11 x 11'11 (3.63m x 3.63m)

Radiator.

#### Bedroom (Rear) 10'9 x 10'5 (3.28m x 3.18m)

Radiator.

#### Shower Room/Toilet

Disability shower. Pedestal washbasin with low level w.c. Radiator/towel warmer. Extractor fan.

#### Garage (Integral) 9'8 x 16'5 (2.95m x 5.00m)

Up and over door. Door to:

#### Utility Room 9'8 x 5'10 (2.95m x 1.78m)

Single drainer stainless steel sink unit. Combi boiler. Plumbing for washing machine. Outside door.



### FIRST FLOOR

#### Landing

Airing cupboard with radiator. Drop down ladder access to attic part boarded with lights.

#### Sitting Room 13'11 x 14'9 (4.24m x 4.50m)

Radiator. Gas fire.

#### Kitchen 13'6 x 7'7 (4.11m x 2.31m)

Single drainer stainless steel sink unit with mixer tap. Radiator.

#### Toilet

Low level w.c. Washbasin.

#### Bedroom (Front) 14'11 x 12'3 (4.55m x 3.73m)

Radiator. Built in cupboard.

#### Bedroom (Rear) 11'8 x 10'4 (3.56m x 3.15m)

Radiator.



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## OUTSIDE

Two parking areas to the front. Side access door leading to the rear garden.

## SERVICES

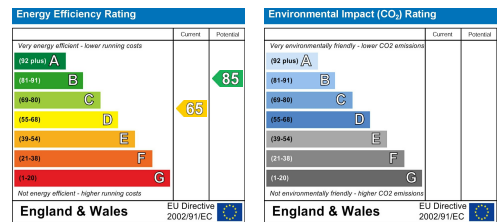
We understand that mains water, electricity, drainage and gas are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

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



From this office in the centre of Pwllheli proceed along Ala Road (A499) pass the new police station (on your right) and then take the first turning on the left and then immediately left. 2 Bro Llwyn is at the end of this cul-de-sac. O.S. Ref SH 371-350.



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