

Tudor

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



62, Abererch Road, Pwllheli, LL53 5LR

£148,000

- Semi-detached Residence
- Ripe for Refurbishment
- Residential Area
- Close to the Marina & Beach
- 2 Receptions & 3 Bedrooms
- Gardens to Front, Side & Rear



62 Abererch Road, Pwllheli, LL53 5LR

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this semi-detached residence located in this popular residential area in a convenient position on the outskirts of the town, within walking distance of the shops, marina and beach.

The property has the benefit of a corner site plot adjacent to the bridge overlooking Afon Erch with gardens to the front, side and rear - with potential.

The property is in need of refurbishment and briefly comprises of the following: - Hall. Lounge. Kitchen. Dining Room. Three Bedrooms. Bathroom.

GROUND FLOOR

Hall

Stairs to first floor. Door to:

Lounge 13'5 x 11'6 (4.09m x 3.51m)

Dual aspects. Open fireplace. Door to:

Kitchen 9'10 x 12'6 (3.00m x 3.81m)

Outside door to rear.

Dining Room 9'4 x 14'10 (2.84m x 4.52m)



FIRST FLOOR

Landing

Bedroom 1 (Front) 13'3 x 11'6 (4.04m x 3.51m)

Bedroom 2 (Rear) 11'10 x 12'8 (3.61m x 3.86m)

Views towards the marina.

Bedroom 3 10'2 x 5'11 (3.10m x 1.80m)

Bathroom 4'9 x 11'10 (1.45m x 3.61m)

Separate Toilet 2'5 x 11'10 (0.74m x 3.61m)



OUTSIDE

Gardens to front, side and rear.

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 the property is freehold with vacant possession available on completion.



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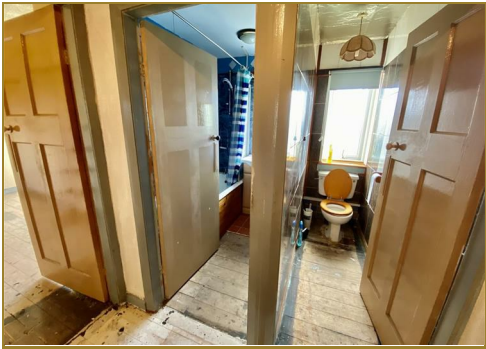
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

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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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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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