Tudor

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

16 Caernarfon Road, Pwllheli, LL53 5LF

£129,950

- Inner Terraced Cottage
- Two Bedrooms
- Gas Central Heating
- Convenient for the Town
- Double Glazing
- Terraced Patio Garden

16 Caernarfon Road, Pwllheli, LL53 5LF

This inner terraced cottage is situated in a convenient position within easy walking distance of the High Street and shops. The property is also conveniently located for the marina, harbour and beach.
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 comfortable accommodation briefly comprises of the following: -
Hall. Open plan lounge/dining room. Kitchen. Two bedrooms. Bathroom. Steps up to terraced rear garden with views towards the marina. The property has the benefit of double glazing and gas central heating.

GROUND FLOOR

Hall
Tiled floor. Door to:

Open Plan Lounge/Dining 12'3 x 18'8 (3.73m x 5.69m)
Radiator. Stairs to first floor. Laminate wood effect floor.

Kitchen 11'11 x 9'1 (3.63m x 2.77m)

FIRST FLOOR

Landing
Radiator.

Bathroom 7'0 x 8'11 (2.13m x 2.72m)
Cupboard with combi boiler for central heating and hot water.

Rear Bedroom 8'3 x 10'7 (2.51m x 3.23m)
Radiator.

Front Bedroom 13'7 x 7'10 (4.14m x 2.39m)
Max measurements L shaped room. Radiator.

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.

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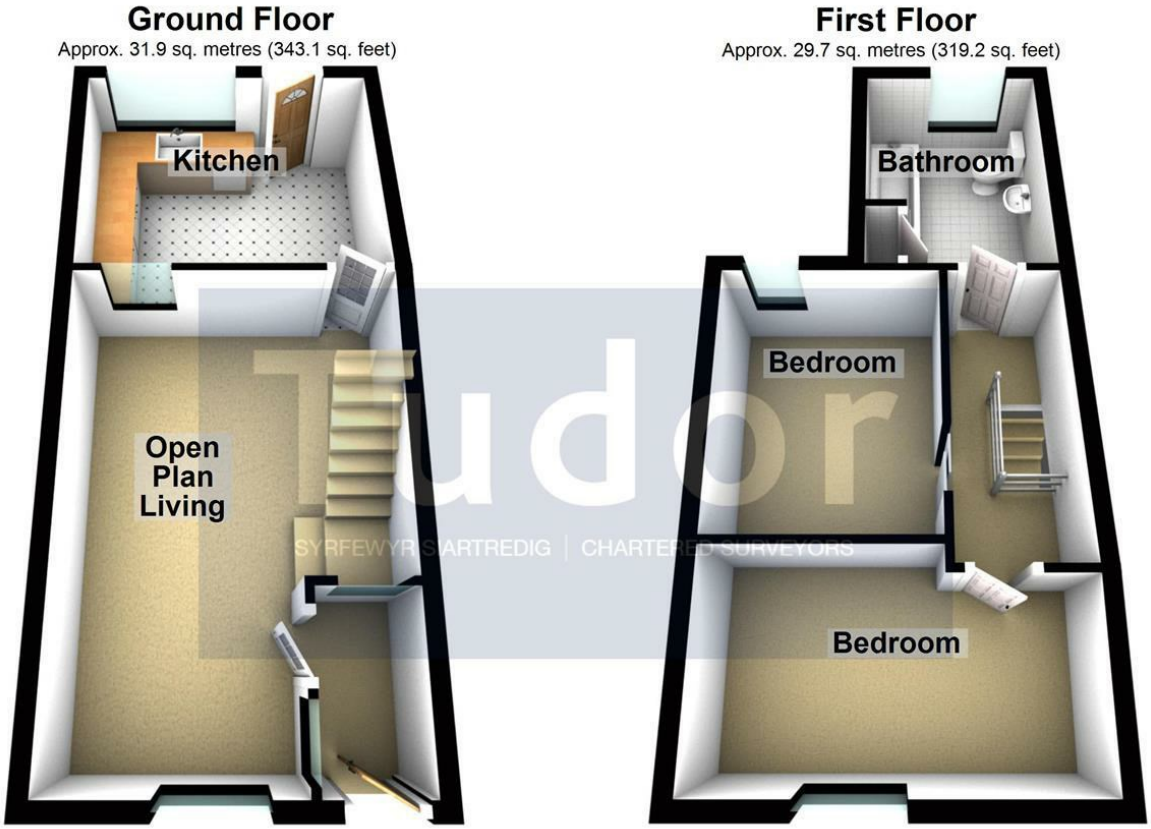

Total area: approx. 61.5 sq. metres (662.2 sq. feet)

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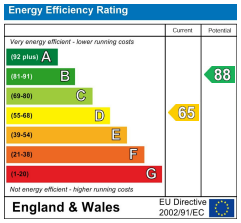
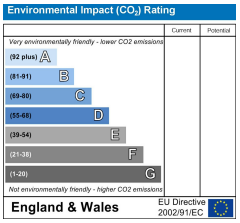
Plan produced using PlanUp.

16 Caernarfon Road, Pwllheli

From this office in the centre of Pwllheli proceed east along New Street leaving the Railway Station on your right. Turn right at the T Junction onto the High Street and follow the road around in the direction of the A499 (in the direction of Caernarfon). Proceed over the mini roundabout near ASDA and then proceed up the hill. No16 is then on the right hand side. OS Reference: - SH 377-354. Satellite Navigation Reference: - LL53 5LF.





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