

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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Tyddyn Iws, Abererch Road, Pwllheli, LL53 5YY **Online Auction Guide price £115,000 to £125,000**

- Detached Bungalow
- Three Bedrooms
- Gas Central Heating
- Outskirts of the Town, Close to the Marina
- Ample Parking & Garden
- Online Auction 20th February 2025 unless sold or withdrawn prior



Tyddyn Iws Abererch Road, Pwllheli, LL53 5YY

***Auction Guide Price £115,000 to £125,000 - Online Auction 20th February 2025 (unless sold or withdrawn prior) Detached Cottage with Garden & Off-Road Parking- ALL INTERESTED PARTIES MUST READ AND FOLLOW THE ONLINE AUCTION TERMS & CONDITIONS ON THE LIVE AUCTION SECTION AT <https://www.tppuk.com/live-auction>.

Full Information Available by All Wales Auction here: <https://tppuk.com/property/abrererch-road-pwllheli-by-online-auction-provisional-bidding-closing-20th-february-2025/>

Tudor Estate Agents & Chartered Surveyors are delighted to offer this detached bungalow for sale. The residence is situated on the outskirts of the town but is still convenient for the town and walking distance to the harbour. There is a bus stop on both sides of the road adjacent to the property.

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, supermarkets and marina.

The comfortable accommodation has the benefit of double glazing and gas central heating and briefly comprises of the following: - Hall. Lounge-Diner. Kitchen. Utility room. Three bedrooms and Bathroom. Ample parking area to the front leading to rear garden with paved patio and lawn.

Front Porch

Storage cupboard. Radiator. Door to:

Lounge-Diner 14'2 x 18'7 (4.32m x 5.66m)

Living flame gas fire. Radiator. Door to:

Kitchen 14'1 x 5'8 (4.29m x 1.73m)

Kitchen units. One and a half bowl stainless steel sink unit. Integral oven with gas hobs. Combi boiler for central heating and hot water. Radiator. Door to:

Utility Room 3'10 x 5'8 (1.17m x 1.73m)

Plumbing for washing machine.

Rear Porch

Outside door.

Inner Hall

Bedroom 3 10'9 x 7'2 (3.28m x 2.18m)

Radiator.

Bathroom 8'8 x 5'4 (2.64m x 1.63m)

Low level w.c. Panelled bath with shower over. Pedestal washbasin.

Bedroom 2 13'10 x 7'1 (4.22m x 2.16m)

Radiator. Built in wardrobe.

Bedroom 1 11'9 x 8'11 (3.58m x 2.72m)

Radiator. Built in wardrobe.

OUTSIDE

Ample parking area to the front with side access to rear paved patio and lawn garden - overlooking open countryside.



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SERVICES

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

TENURE

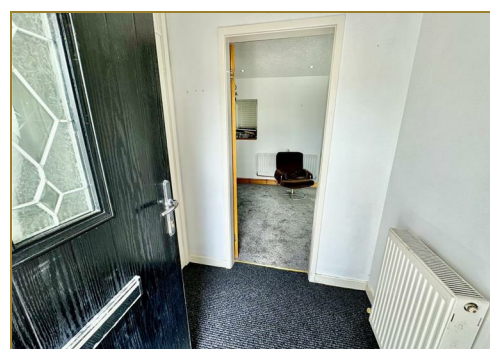
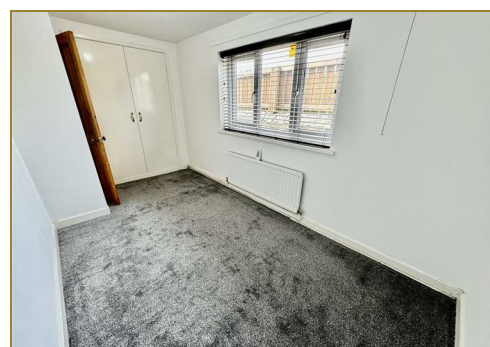
We understand the property is freehold with vacant possession available on completion.

COUNCIL TAX

Band E

SPECIAL NOTE

The property is located in an area identified as at risk of flood. The current owner experienced a flood in April 2024 and subsequently carried out boundary mitigation works. Prospective purchasers should make their own enquiries.



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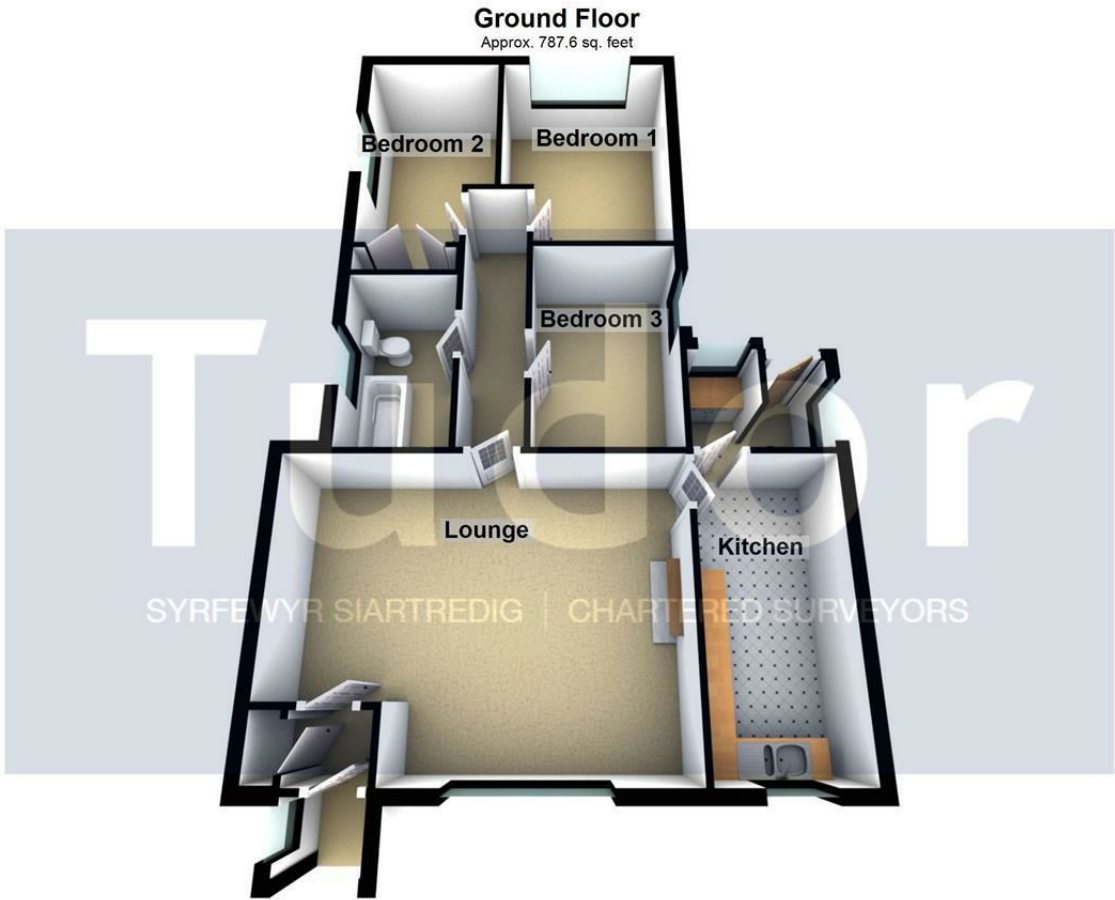
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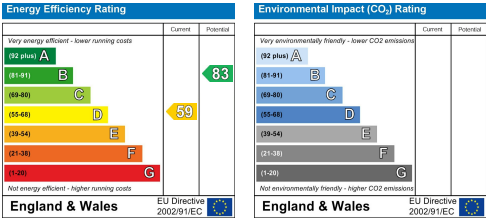
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Total area: approx. 787.6 sq. feet

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