

Tudor

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Gernant, 3 Tai Cochion Terrace, Pwllheli, LL53 5UE

£149,500

- Two Bedrooms
- Newly Carpeted Throughout
- Ready to Move In
- On the Outskirts of Pwllheli
- Garden
- Ideal for First-Time Buyers



Gernant, 3 Tai Cochion Terrace, Pwllheli, LL53 5UE

Tudors are proud to present this charming two bedroom terraced home situated on the outskirts of the popular coastal town of Pwllheli. Recently redecorated and improved throughout, the property offers well presented accommodation with a warm and welcoming feel.

Conveniently positioned within easy reach of local amenities, and the beautiful North Wales coastline, this delightful property combines peaceful surroundings with excellent accessibility.

Ideal for first time buyers, small families or those looking for a coastal retreat, the home benefits from comfortable living spaces ready for immediate occupation and briefly comprises of the following: Porch. Living Room. Kitchen.

Rear Porch. Shower Room. Two Bedrooms.

Externally, the property benefits from a good-sized garden, providing excellent outdoor space for relaxing, entertaining or family use.

GROUND FLOOR

Porch

Tiled floor.

Lounge 15'2 x 11'11 (4.62m x 3.63m)

Fireplace. Stairs to first floor. Nigh storage heater. Door to:

Kitchen 7'4 x 9'5 (2.24m x 2.87m)

Tiled floor. Kitchen units with single drainer stainless steel sink unit.

Rear Porch

Outside door. Door to:

Shower room / toilet

Shower cubicle. Wash basin with cupboards under. Low level W.C. Electric towel warmer. Airing cupboard with cylinder.

FIRST FLOOR

Landing

Front bedroom 12'6 x 6'11 (3.81m x 2.11m)

Night storage heater

Rear bedroom 9'8 x 5'11 (2.95m x 1.80m)

Night storage heater. Door recess with cupboards.

OUTSIDE

Paved rear yard with steps up to garden with lawn and garden shed. Open aspects to the rear.

SERVICES

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

TENURE

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

NOTE

The parking space on the opposite side of the road is not part of this property sale.



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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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Total area: approx. 51.8 sq. metres (557.9 sq. feet)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Percent	Current	Percent
Very energy efficient - lower running costs	94	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(91-97) A	
(81-91) B		(89-90) B	
(69-80) C		(55-68) D	
(55-68) D		(39-54) E	
(39-54) E		(21-38) F	
(21-38) F		(1-20) G	
Not energy efficient - higher running costs	40	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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