

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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3 Eryl Fryn, Lleyn Street, Pwllheli, LL53 5SW

£245,000

- Modern Townhouse Residence
- Elevated Position, Outskirts of Town Centre
- Views over the Town & Sea in the distance
- Three Bedrooms & Three Bathrooms
- Parking & Garage
- Double Glazing & Central Heating



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Tudor Estate Agents & Chartered Surveyors are delighted to present for sale this beautifully presented three bedroom townhouse, located in elevated and convenient position in Pwllheli, within easy walking distance of the High Street and shops. 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 modern comfortable accommodation is set across four thoughtfully arranged floors, enjoys spectacular views over the town, marina and sea beyond. With double glazing and central heating throughout, the accommodation comprises: Entrance Hallway. Modern fitted kitchen/diner with Juliet balcony. Bedroom. Bathroom. Garage with Utility area on the Lower Ground Floor. On the First Floor: - Living room with Juliet balcony. Bedroom. Shower Room. On the Second Floor: - Main Bedroom Suite with Dressing Room & En-suite Shower Room. The property also benefits from allocated parking spaces and access to attractive communal gardens.

Viewing highly recommended to appreciate all this exceptional home has to offer.

LOWER GROUND FLOOR

Entrance Hallway

With door to:

Garage 10'0 x 23'4 (3.05m x 7.11m)

Up and over door. Gas combi boiler for central heating and hot water.

Inner Hall

Stairs to upper ground floor. Radiator. Door to:

Utility 5'10 x 4'5 (1.78m x 1.35m)

Worktop with plumbing for washing machine. Radiator.

GROUND FLOOR

Porch

UPVC double glazed front door. Radiator. Opening to:

Inner Hall

Stairs to first floor.

Open Plan Kitchen/Diner 16'5 x 13'6 (5.00m x 4.11m)

Maximum measurements. 'L' shaped room. Juliet balcony. Kitchen units incorporating one and a half bowl stainless steel sink unit with mixer tap. Ceramic hobs with oven. Integral fridge and freezer. Integral dishwasher.

Bathroom 8'1 x 4'10 (2.46m x 1.47m)

White suite comprising pedestal washbasin. Panelled bath with shower over. Low level w.c.

Bedroom/Office 9'9 x 8'5 (2.97m x 2.57m)

FIRST FLOOR

Landing

Stairs to second floor.

Lounge 16'4 x 15'6 (4.98m x 4.72m)

Maximum measurements L shaped room. Juliet balcony with views over the town, the sea in the distance and the mountains of Mid Wales beyond. Radiator.



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Bedroom 9'5 x 11'8 (2.87m x 3.56m)

Radiator.

Shower Room 7'7 x 9'8 (2.31m x 2.95m)

White suite comprising pedestal washbasin. Low level w.c. Shower cubicle with electric shower. Towel warmer/radiator.

SECOND FLOOR

Small Landing

Main Bedroom Suite 13'0 x 17'3 (3.96m x 5.26m)

Maximum measurements. 'L' shaped room. Radiator. Two velux rooflights with views over the town, Cardigan Bay and the mountains of Mid Wales beyond.

Dressing Room 9'5 x 9'5 (2.87m x 2.87m)

Built in wardrobes.

En-Suite Shower Room

White suite comprising pedestal washbasin. Low level w.c. Shower cubicle with electric shower. Towel warmer/radiator.

OUTSIDE

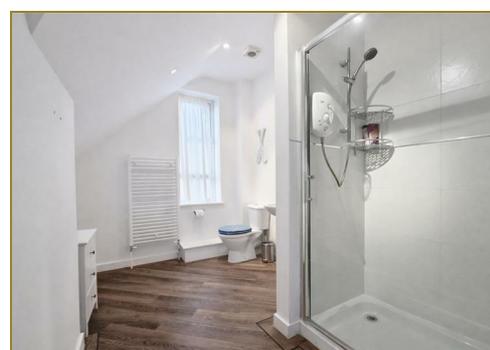
Designated parking area. Communal gardens & grounds to be enjoyed exclusively for Eryl Fryn residents.

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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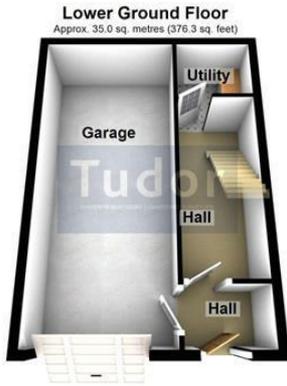
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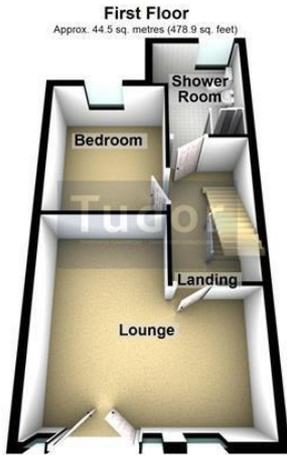
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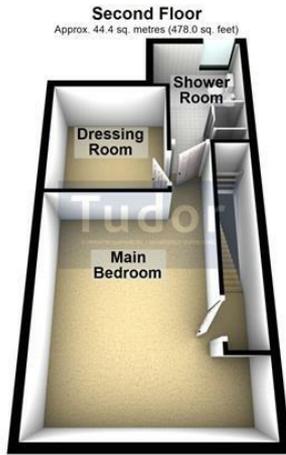
Lower Ground Floor
Approx. 35.0 sq. metres (376.3 sq. feet)



Ground Floor
Approx. 44.4 sq. metres (477.4 sq. feet)



First Floor
Approx. 44.5 sq. metres (478.9 sq. feet)



Second Floor
Approx. 44.4 sq. metres (478.0 sq. feet)

Total area: approx. 168.2 sq. metres (1810.7 sq. feet)
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Plan produced using PlanUp.



From our office in the centre of Pwllheli proceed up Stryd Y Moch and at the crossroads adjacent to the Whitehall, turn left and proceed up Penlon Llyn. Proceed up the hill and the entrance to Eryl Fryn is on the left hand side. OS Reference: - SH 370-351. Sat Nav Ref: - LL53 5SW.

Energy Efficiency Rating		Current	Warranted	Environmental Impact (CO ₂) Rating		Current	Warranted
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		82	86	England & Wales			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		



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