Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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Ty Nesa 8 Church Place, Pwllheli, LL53 5DT

Guide price £187,500

- Inner Terrace Cottage
- Surprisingly Spacious Accommodation
- Gas Central Heating
- Convenient Position for High Street
- Three Bedrooms
- Off-Road Parking at Rear







Ty Nesa 8 Church Place, Pwllheli, LL53 5DT

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this delightful inner terrace cottage for sale, situated in a convenient position for the High Street & 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 surprisingly spacious accommodation has the benefit of gas central heating and briefly comprises of: Lounge with double doors opening to Kitchen-Dining. Utility. On the first floor: Two Bedrooms and Bathroom. Spacious Loft Bedroom. Rear Yard with Off-Road Parking. Inspection Highly Recommended.

GROUND FLOOR

Lounge 13'10 x 19'3 (4.22m x 5.87m)
Stairs to first floor. Radiator. Attractive stone surround fireplace with Gas stove (not in use). Under stairs cupboard with gas combi boiler for central heating and hot water. Double doors to:

Kitchen-Diner 6'2 x 8'10 (1.88m x 2.69m)
Kitchen units incorporating single drainer stainless steel sink unit. Space for oven and fridge. Tiled floor. Radiator. Door to:

Utility Room
Kitchen units with plumbing for washing machine. Outside door to steps leading down to rear.

FIRST FLOOR

Landing
Stairs to second floor. Under stairs cupboard.

Rear Bedroom 8'9 x 9'2 (2.67m x 2.79m)
Radiator.

Front Bedroom 14'5 x 8'3 (4.39m x 2.51m)
Radiator.

Bathroom 6'0 x 9'8 (1.83m x 2.95m)
White suite comprising Low level w.c. Panelled bath with shower over. Vanity washbasin. Radiator.

SECOND FLOOR

Landing
Eaves storage cupboard.

Loft Bedroom 14'5 x 16'0 (4.39m x 4.88m)

OUTSIDE
Rear yard with parking space.

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.









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

GWYNEDD COUNCIL
Tax band C











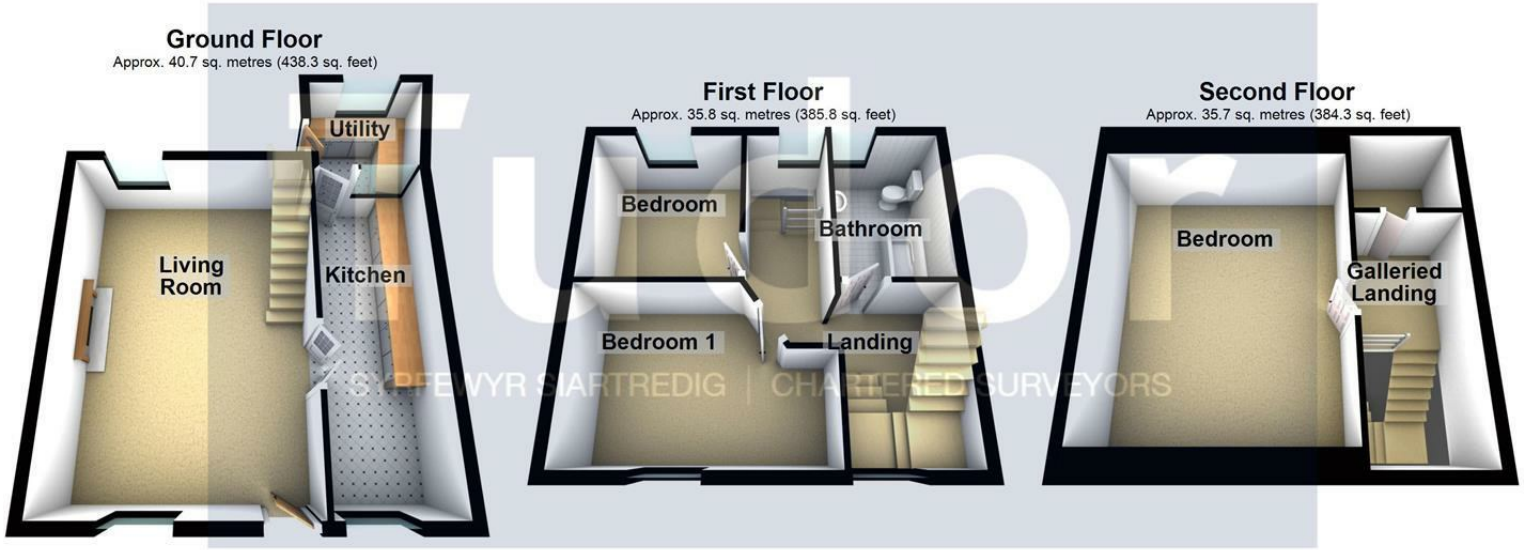




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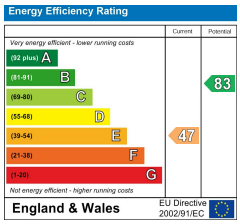
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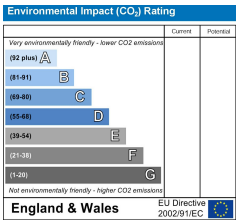


Total area: approx. 112.3 sq. metres (1208.4 sq. feet)

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