

Tudor

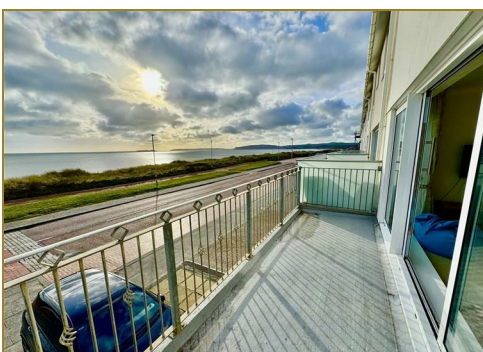
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chartered surveyors | estate agents | property managers



12 Min Y Mor Victoria Parade, Pwllheli, LL53 5AN

£279,000

- Seafront Townhouse
- Four Bedrooms
- Garden & Parking
- Spectacular Sea Views
- Sought-After Location
- South Facing Balcony



12 Min Y Mor Victoria Parade, Pwllheli, LL53 5AN

Tudor Estate Agents & Chartered Surveyors are delighted to offer this seafront townhouse (end terrace) for sale, occupying a popular & sought-after position with truly spectacular views over Cardigan Bay encompassing Llanbedrog Headland, Abersoch, St Tudwals Islands and the mountains of Mid Wales.

Pwllheli is a thriving market town and seaside resort located on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course, schools and marina.

The comfortable accommodation has the benefit of gas central heating and double glazing throughout and briefly comprises the following:

Ground Floor:- Porch. Hall. Bedroom (former garage). Cloak Room. Open Plan Kitchen-Diner with patio door opening to rear garden. On the first floor: - Lounge with spectacular sea views and access to south facing balcony. Rear Bedroom. On the second floor: - Two bedrooms and Bathroom. Front Parking Area. Side entrance to easily maintained paved rear garden with deck. Garden shed with electricity & plumbing.

GROUND FLOOR

Porch

Hall

Stairs to first floor.

Cloak Room

Low level w.c. Washbasin.

Bedroom 4 (Former Garage) 8'8 x 16'1 (2.64m x 4.90m)

Double/twin room with sea view.

Open Plan Kitchen/Diner

Kitchen units. Space for oven, fridge and dishwasher. Radiator; patio door to rear garden.



FIRST FLOOR

Landing

Stairs to second floor. Under stairs storage.

Lounge 15'8 x 15'3 (4.78m x 4.65m)

Sliding patio door to south facing balcony with spectacular sea views.



Bedroom 3 9'0 x 10'0 (2.74m x 3.05m)

Twin/single room.

SECOND FLOOR

Landing

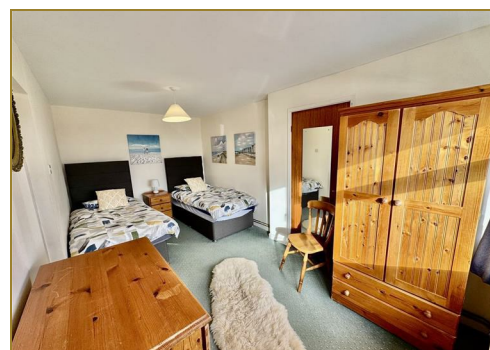
Airing cupboard (boiler in roof space).

Front Bedroom 1 9'2 x 14'8 (2.79m x 4.47m)

Master bedroom with sea view, fitted cupboards and space for a king-size bed.

Front Bedroom 2 6'2 x 11'3 (1.88m x 3.43m)

Single/bunk room with sea view.



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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

12 Min Y Mor Victoria Parade, Pwllheli, LL53 5AN

Bathroom 9'0 x 8'5 (2.74m x 2.57m)

Corner bath. Shower cubicle. Low level w.c. Vanity washbasin. Tiled walls.

OUTSIDE

Parking to the front. Easily maintained paved rear garden with deck. Side passage to front. Garden shed with electricity and plumbing for washing machine.

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.

GWYNEDD COUNCIL TAX

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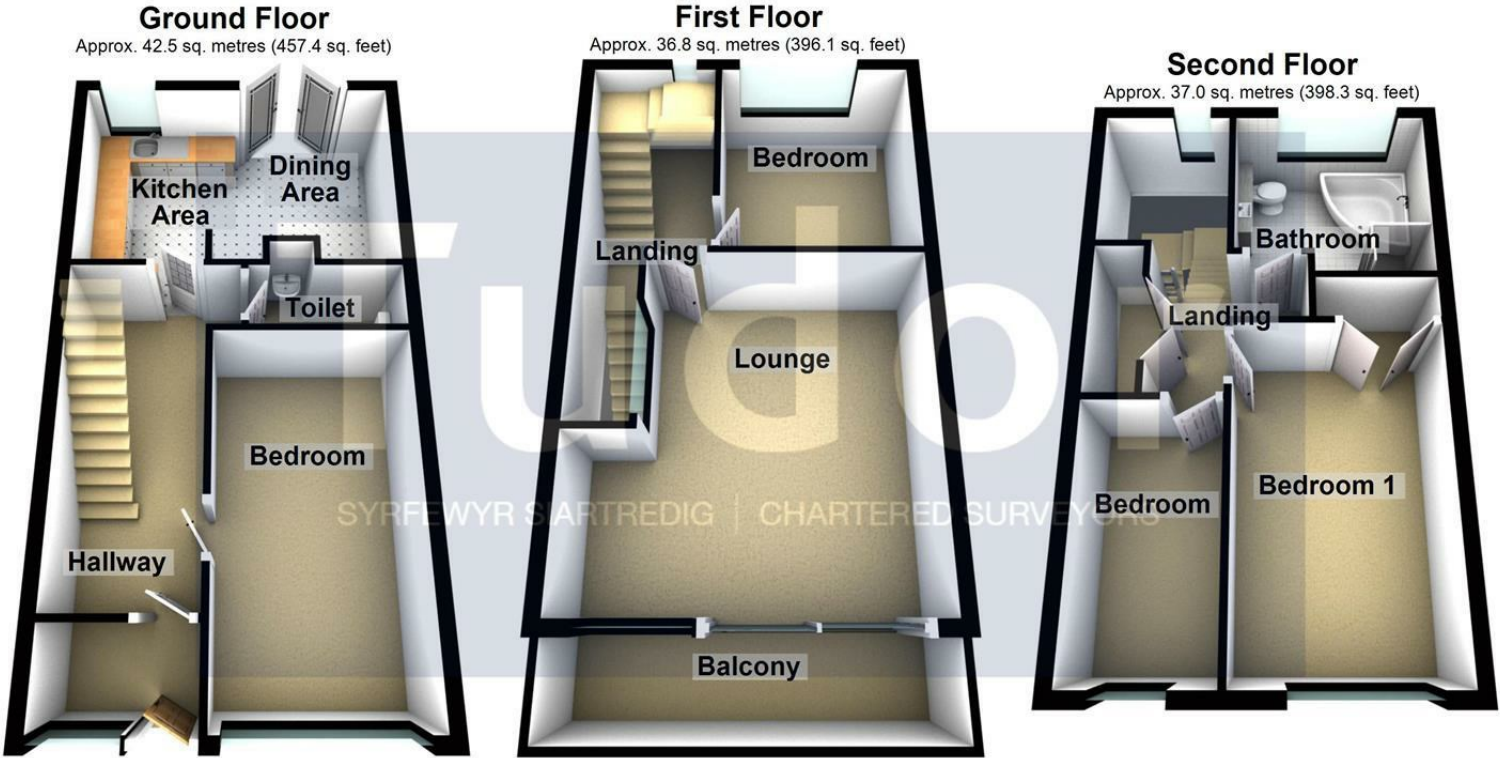
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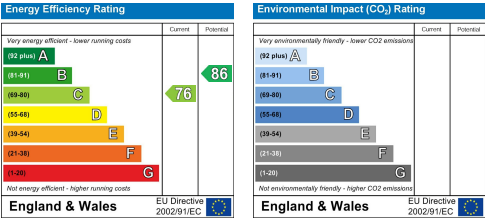


Total area: approx. 116.3 sq. metres (1251.8 sq. feet)

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Plan produced using PlanUp.

Llain Hir, 12 Min y Mor, Pwllheli

From our office in the centre of Pwllheli, proceed to the railway station and turn right passing in front of the railway station. Proceed along Y Cob (Embankment) pass the cenotaph and the council offices. At the mini roundabout proceed straight on and then turn right onto the Promenade. Proceed pass the Victorian terrace and then further along Promenade Number 12 is on the right. OS Reference:- SH 373-342. Sat Nav Ref: LL53 5AN.



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