

# Tudor

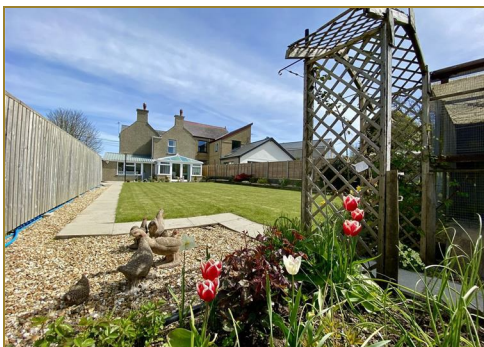
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chartered surveyors | estate agents | property managers



## Bryn Awel, Penrallt, Pwllheli, LL53 5UB

**£315,000**

- Detached Residence
- Gardens, Garage & Parking
- 4 Bedrooms & 4 Receptions
- Outskirts of Pwllheli
- Delightful Views Towards Pen Garn
- Inspection Highly Recommended



# Bryn Awel Penrallt, Pwllheli, LL53 5UB

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this detached residence located in Penrallt on the outskirts of Pwllheli but only a walking distance of the town.

Pwllheli is a thriving market and marina town on the south coast of the glorious Llyn Peninsula and boasts excellent amenities including beach, golf, marina and schools.

The spacious accommodation has the benefit of double glazing and oil central heating and briefly comprises of the following: Lounge. Dining room. Sitting room. Kitchen. Conservatory. Utility. Four bedrooms and shower room. Beautifully laid out garden and patio. Gardens sheds. Garage. Off-road parking.

## GROUND FLOOR

### Front Porch

### Dining Room 8'4 x 14'1 (2.54m x 4.29m)

Maximum measurements to bay window. Radiator. Double doors to:

### Lounge 12'1 x 18'4 (3.68m x 5.59m)

Maximum measurements to bay window. Open fireplace. Radiator. Storage cupboard. Door to:

### Sitting Room 11'0 x 12'7 (3.35m x 3.84m)

Recently fitted attractive multi fuel stove. Stairs to first floor. Cupboards in alcoves. Radiator. Door to side porch.

### Kitchen 10'3 x 14'10 (3.12m x 4.52m)

Kitchen units incorporating single drainer stainless steel sink unit. Built in oven and grill. Induction hob with extractor hood over. Space for fridge. Radiator. Tiled floor. Pantry cupboard.

### Conservatory 12'3 x 8'2 (3.73m x 2.49m)

UPVC double glazed windows and patio doors. Radiator.

### Utility 13'2 x 7'2 (4.01m x 2.18m)

Oil boiler. Worktop with sink unit. Space for washing machine and dryer. Door to rear garden.

## FIRST FLOOR

### Landing

Radiator.

### Bedroom 1 (Front) 9'1 x 16'11 (2.77m x 5.16m)

Radiator. Built in wardrobes.

### Bedroom 2 (Front) 11'11 x 9'6 (3.63m x 2.90m)

Radiator.

### Shower Room 6'9 x 8'8 (2.06m x 2.64m)

Shower cubicle. Radiator. Vanity wash basin. Low level w.c. Tiled walls and floor.

### Bedroom 3 11'1 x 13'6 (3.38m x 4.11m)

Radiator. Built in wardrobe.



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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

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# Bryn Awel Penrallt, Pwllheli, LL53 5UB

**Bedroom 4 12'7 x 11'11 (3.84m x 3.63m)**

Radiator.

## OUTSIDE

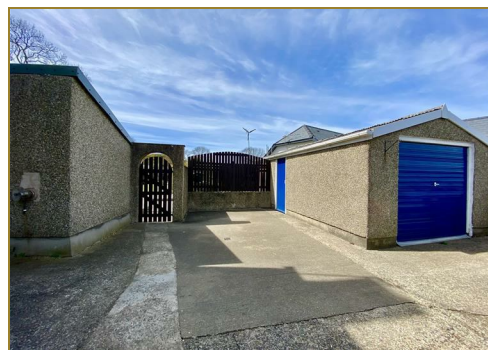
Attractive landscaped garden with patio and lawn. Two garden sheds. Greenhouse.

## 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 services.

## TENURE

We understand that the property is available on a long leasehold basis. We understand that the property is available on a long leasehold basis. We understand that the property is available on a long leasehold basis.



From this office in the centre of Pwllheli, proceed up Stryd Moch (Gaul Street) and then keep left at Capel Salem (Salem Chapel), proceed up the hill and pass Coleg Meirion Dwyfor at the top of the hill. Bear left at the telephone kiosk and the building land is then immediately on the left. OS Reference: - 372-356. Satellite Navigation Reference: - LL53 5UB.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Percent	Current	Percent
	67		35
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	



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