

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



9 Cardiff Road, Pwllheli, LL53 5NU

£279,000

- Substantial Townhouse Residence
- Three Reception Rooms
- Landscaped Front Garden
- Convenient for Town, Beach & Schools
- Five Bedrooms
- Rear Paved Garden & Car Port



9 Cardiff Road, Pwllheli, LL53 5NU

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this substantial inner-terrace residence, ideally situated within walking distance of the beach, town centre and local schools. Pwllheli is a thriving market town and popular seaside resort on the south side of the glorious Llyn Peninsula, boasting excellent amenities including a leisure centre, golf course and marina.

This well-proportioned residence provides comfortable and spacious accommodation arranged over three floors. The ground floor includes a porch, hall, lounge, dining room, kitchen/breakfast room, utility room and toilet. The first floor offers three bedrooms, a bathroom and a separate toilet. The second floor provides two further bedrooms together with an en-suite shower room.

Externally, the property enjoys a landscaped front garden, along with a rear paved garden and car port.

An excellent opportunity to acquire a substantial residence in this convenient and sought-after location. Viewing is highly recommended.

GROUND FLOOR

Porch

Hall

Stairs to first floor. Radiator.

Lounge 12'11 x 15'4 (3.94m x 4.67m)

Maximum measurements into bay. Living flame gas fire (disconnected). Radiator.

Dining room 11'0 x 11'11 (3.35m x 3.63m)

Radiator. Door to: -

Kitchen/Breakfast Room 10'8 x 17'9 (3.25m x 5.41m)

Radiator. Kitchen units with single drainer sink unit with mixer tap. Plumbing for dishwasher. Door to:-

Utility 10'6 x 6'11 (3.20m x 2.11m)

Combi gas boiler for central heating and hot water. Outside door. Single drainer stainless steel sink unit. Plumbing for washing machine. Door to:-

Toilet 4'1 x 8'3 (1.24m x 2.51m)

Low lever WC. Washbasin.

FIRST FLOOR

Rear bedroom 10'9 x 14'4 (3.28m x 4.37m)

Radiator.

Bathroom 7'6 x 7'2 (2.29m x 2.18m)

Corner bath with shower over. Pedestal washbasin. Tiled walls. Radiator.

Separate toilet

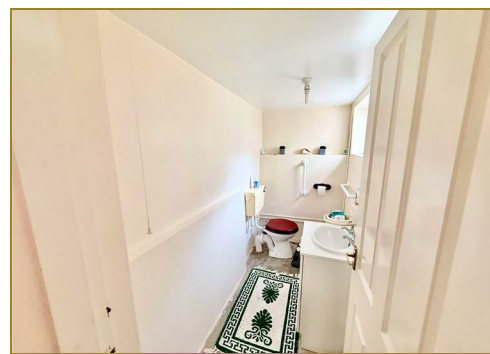
Low level WC.

Middle bedroom 11'1 x 11'11 (3.38m x 3.63m)

Built in wardrobe.

Front bedroom 17'1 x 15'4 (5.21m x 4.67m)

Maximum measurements into bay. Radiator. Spectacular views towards Yr Eryri (Snowdonia).



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SECOND FLOOR

Landing

Storage cupboards.

Front bedroom 10'0 x 12'2 (3.05m x 3.71m)

Radiator. Views. Door to:-

Dressing room 10'0 x 7'11 (3.05m x 2.41m)

Maximum measurements. Radiator.

En-suite 11'1 x 3'7 (3.38m x 1.09m)

Pedestal washbasin. Shower cubical. Low level WC.

Front bedroom 6'7 x 12'0 (2.01m x 3.66m)

Radiator. Views.

OUTSIDE

Landscaped garden for easy care and good on the eye. Paved rear garden.

Car port 17'5 x 17'6 (5.31m x 5.33m)

SERVICES

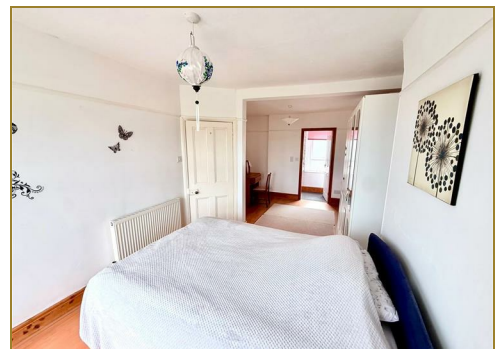
We understand that mains water, electricity, gas and drainage. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

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

GWYNEDD COUNCIL TAX

Band D



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

