Tudor

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



7 Penlon Lleyn, Pwllheli, LL53 5SL

£155,000

- Inner Terrace Cottage
- Lounge, Kitchen & Dining
- Two Bedrooms & Loft Room
- Located in a convenient position withing walking distance of High Street & shops
- Rear Courtyard
- Scope for Renovation







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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this inner terrace residence, conveniently situated within walking distance of Pwllheli High Street and its wide range of shops and amenities. Pwllheli is a thriving seaside and market town situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including schools, leisure centre, golf course and award-winning marina.

The property is ripe for refurbishment and offers excellent potential for improvement. The accommodation benefits from mains gas central heating and briefly comprises: Entrance Hall. Lounge. Dining room. Kitchen. Two Bedrooms. Modern bathroom. Loft Room. Small rear yard. An excellent opportunity to acquire a conveniently located property with considerable scope for modernisation and improvement.

GROUND FLOOR

HALL

LOUNGE 11'6 x 21'6 (3.51m x 6.55m)

Through room. Two radiators. Fireplace with gas point. Open tread stairs to first floor. Door to: -



DINING ROOM 5'9 x 9'11 (1.75m x 3.02m)

Average measurements. Wedge shaped room. Radiator. Hatch and doorway opening to: -

KITCHEN 6'6 x 10'5 (1.98m x 3.18m)

Kitchen units with single drainer stainless steel sink unit. Plumbing for washing machine. Outside door:-



FIRST FLOOR

LANDING

BATHROOM

Attractive modern bathroom suite. Washbasin. Panelled bath with shower over. Low level WC. Tiled walls. Radiator/towel warmer.

REAR BEDROOM 6'10 x 9'6 (2.08m x 2.90m)

Radiator. Cupboard with Worcester gas combi boiler for heating and hot water.

FRONT BEDROOM 11'11 x 11'7 (3.63m x 3.53m)

'L' shaped room, maximum measurements. UPVC double glazed window.



LOFT ROOM 11'11 x 13'9 (3.63m x 4.19m)

Access from the first floor landing via a fixed ladder. Radiator. Two Velux roof lights. Eaves storage areas. Limited headroom at eaves.

OUTSIDE

Small rear paved yard. The neighbouring properties to either side benefit from rights of access over the rear courtyard.

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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 the property is freehold with vacant possession available on completion.

COUNCIL TAX
BAND 'C'

SPECIAL NOTE
The neighbouring properties to either side benefit from rights of access over the rear courtyard.





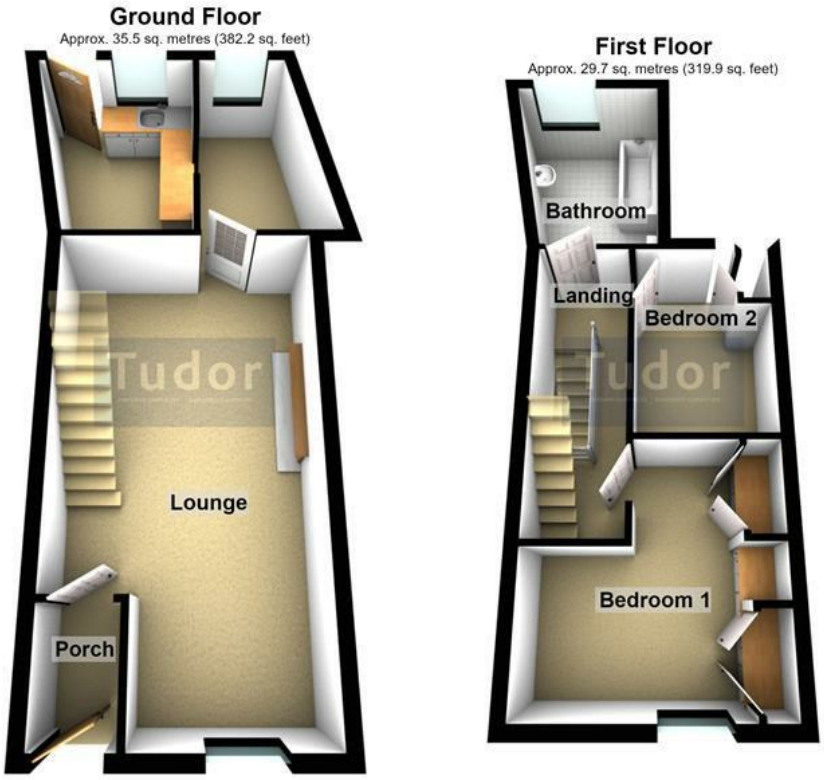




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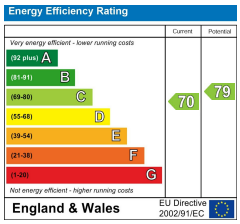
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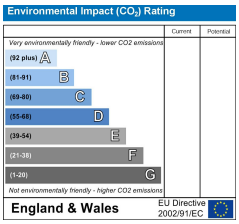
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Total area: approx. 88.2 sq. metres (949.3 sq. feet)

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