

# Tudor

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



## One Five One, Victoria Parade, Pwllheli, LL53 5AN Offers in the region of £455,000

- Superior Seafront Residence
- Delightful South Facing Balcony
- Attractively Decorated Throughout
- Must Be Seen to Be Truly Appreciated
- Spectacular Sea Views
- Five Bedrooms
- Garage & Private Parking
- One Bed Self-Contained Suite - Business Opportunity



# One Five One Victoria Parade, Pwllheli, LL53 5AN

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this stunning seafront residence. Situated in this sought-after position on the south facing promenade in Pwllheli and has been specifically designed to take full advantage of the glorious views which encompass Cardigan Bay from Llanbedrog headland, St Tudwals islands and the mountains of mid Wales beyond. The property is located only a 10 minute walk from the Town. Pwllheli is a thriving market and seaside town on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and the marina.

This truly delightful property has been completed to a high specification throughout providing a spacious and luxury living and has the benefit of double glazing, under floor heating and gas central heating. Briefly comprising of a one bedroom suite on the lower ground floor with its own front entrance and garden. Cleverly compact and modern design, fully equipped with kitchen, utility, shower, toilet. This space would be ideal for an office, a holiday facility, a teenage den, or as additional accommodation for guests. On the ground floor: Entrance hall. Two bedrooms and Bathroom. The first floor offers a generous open-plan entertaining space with lounge-diner-kitchen and benefits from a sliding patio door to south facing balcony with spectacular sea views.

On the second floor: Two Bedrooms with a stunning Jack & Jill Modern Shower Room. There is ample parking and access to the garage at the rear with easily maintained paved front garden area.

A viewing is highly recommended to fully appreciate this property.

## GROUND FLOOR

With under floor heating.

### Hall

Double glazed front door.

### Inner Hall

Walk-in cloaks cupboard.

### Study/Bedroom 11'0 x 11'6 (3.35m x 3.51m)

### Bathroom 10'3 x 6'6 (3.12m x 1.98m)

Modern bathroom suite comprising roll top bath. Pedestal washbasin. Low-level w.c. Tiled walls and floor with under floor heating.

### Bedroom 11'1 x 12'1 (3.38m x 3.68m)

## LOWER GROUND FLOOR - Self-Contained Suite

### Inner Landing

Outside door to rear. Stairs to lower ground.

### Hall

Outside door to front. Storage cupboard with combi boiler. Cupboard with space for washing machine and dryer above.

### Shower Room

### Toilet

With low level w.c. Vanity washbasin.

### Bedroom Suite 11'0 x 11'8 (3.35m x 3.56m)

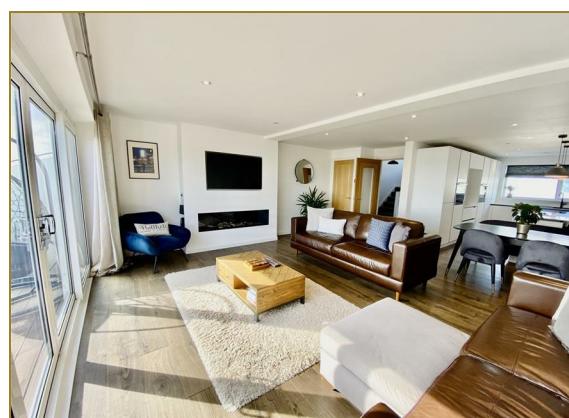
Modern built in kitchen units with appliances.

### GARAGE 10'11 x 19'3 (3.33m x 5.87m)

Service door from inner hall and up and over door.

## FIRST FLOOR

### Landing



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

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# One Five One, Victoria Parade, Pwllheli, LL53 5AN

## Open Plan Living-Kitchen 17'8 x 31'8 (5.38m x 9.65m)

### Lounge Area 17'9 x 19'0 (5.41m x 5.79m)

Open plan room with full width picture window incorporating double sliding door leading to south facing balcony with truly spectacular sea views. Feature 'Evonic' built-in electric fire.



### Kitchen 10'5 x 13'0 (3.18m x 3.96m)

Newly installed modern profile kitchen units with integral full size fridge and freezer. Eye level oven and microwave. Dishwashers. Single drainer stainless steel sink unit with mixer tap. Wine cooler. Island unit with ceramic hobs and incorporating a breakfast bar arrangement with storage.

## SECOND FLOOR

### Landing

Storage cupboard.



### Rear Bedroom 11'4 x 12'5 (3.45m x 3.78m)

Door to Jack and Jill shower room.

### Jack & Jill Shower Room 10'8 x 6'4 (3.25m x 1.93m)

Brand new luxury shower suite incorporating walk in shower cubicle. Low-level w.c. Wash basin. Fitted storage cupboards with light-up mirror cabinet built in. Tiled floor and walls.



### Master Bedroom 15'5 x 11'9 (4.70m x 3.58m)

Picture window with spectacular sea views. Two walk in wardrobes with hanging spaces and shelves.

## 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.



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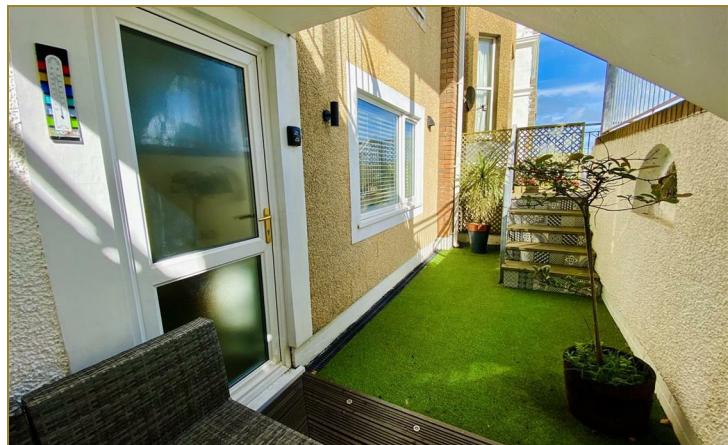
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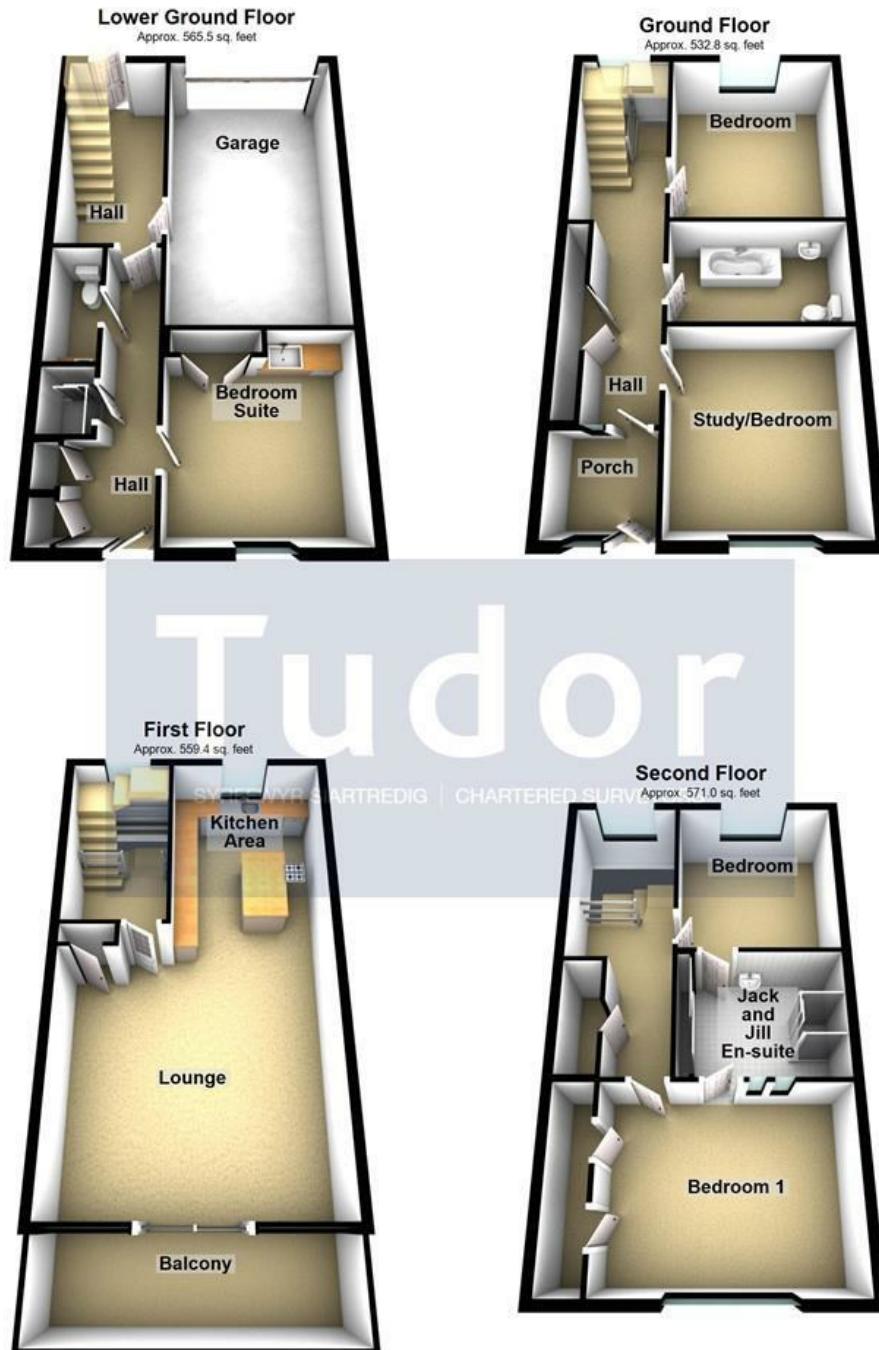
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Total area: approx. 2228.6 sq. feet  
 Disclaimer: These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. Copyright H Tudor A/ Fab Cyf  
 Plan produced using PlanUp.

One Five One, Victoria Parade, Pwllheli

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	79	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

From this office in the centre of Pwllheli proceed past the front of the Railway Station and then along the Embankment Road, leaving the Harbour on your left hand side. On reaching the sea front turn right onto the south facing promenade and One Five One is on the right hand side. OS reference: - SH 377-343.



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