

Tudor

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



Frondeg, 46 Ala Road, Pwllheli, LL53 5BL

£420,000

- Semi-Detached Bungalow
- Walking Distance of the Town
- Ample Parking, Gardens & Garage
- Sought-After Position
- Three Bedrooms, One with En-Suite
- Spacious Accommodation



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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this delightful semi-detached bungalow for sale situated in a sought-after location and is within walking distance of the amenities in the town. Pwllheli is the market town and seaside resort situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including golf, leisure centre and marina.

The comfortable and spacious accommodation has the benefit of double glazing and central heating and briefly comprises of the following: Covered Porch. Entrance Hall. Kitchen-Diner. Study. Separate toilet. Utility with access to garage. Lounge with patio door leading to south-facing paved patio with woodland outlook. Three bedrooms, one with en-suite. Bathroom. Easily maintained large gardens with ample parking at the front. Integral Garage.

Recessed Porch

Entrance Hall

Radiator.

Kitchen-Diner 13'1 x 12'5 (3.99m x 3.78m)

Kitchen units incorporating one and a half bowl sink unit. Gas hobs with filter hood over. Double oven. Dishwasher. Tiled floor. Radiator.

Rear Hall/Study 9'7 x 8'8 (2.92m x 2.64m)

Outside door to rear. Door to:

Toilet

Low level w.c.

Utility Room 5'4 x 10'2 (1.63m x 3.10m)

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

Garage 18'3 x 12'3 (5.56m x 3.73m)

Up and over door.

Bedroom 1 15'5 x 9'10 (4.70m x 3.00m)

Radiator.

En-Suite 8'5 x 5'2 (2.57m x 1.57m)

Shower cubicle. Low level w.c. Pedestal washbasin. Radiator.

Lounge 18'5 x 15'7 (5.61m x 4.75m)

Patio door to rear patio. Radiator. Gas fire.

Front Bedroom 12'10 x 8'11 (3.91m x 2.72m)

Radiator.

Bathroom 8'6 x 8'1 (2.59m x 2.46m)

Panlled bath with shower over. Low level w.c. Pedestal washbasin. Storage cupboard.

Bedroom 13'0 x 9'10 (3.96m x 3.00m)

Radiator.



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

T: 01758 701 100

E: info@huwtudor.co.uk

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SERVICES

We understand that mains water, electricity, drainage and gas 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

Band F



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Total area: approx. 148.7 sq. metres (1600.8 sq. feet)

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Plan produced using PlanUp.

Frondeg , 46 Yr Ala, Pwllheli

From this office in the centre of Pwllheli proceed west on the A499 in the direction of Abersoch. Frondeg is on the left hand side as you travel along Yr Ala before Pulrose Garage. O.S. Ref SH 368-348. Sat Nav LL53 5BL.

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		74	83
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			



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