

Tudor

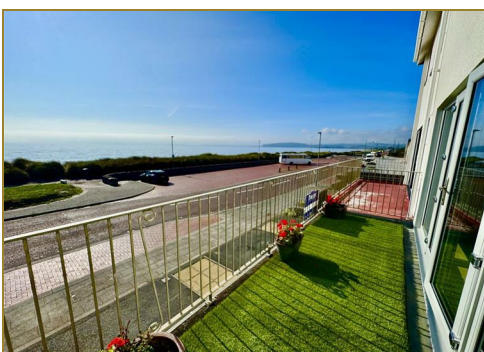
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chartered surveyors | estate agents | property managers



2 Min Y Mor, Victoria Parade, Pwllheli, LL53 5AN

£325,000

- Seafront Townhouse
- Modernised & Improved
- Three Bedrooms, En-Suite Bathroom
- Spectacular South Facing Views
- Open Plan Living Kitchen with Balcony
- Parking & Low Maintenance Rear Garden



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Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this superb seafront townhouse, occupying a highly sought-after position with truly breathtaking views over Cardigan Bay, including Llanbedrog Headland, Abersoch, St Tudwals Islands, and the mountains of Mid Wales.

Pwllheli is a thriving market town and popular seaside resort on the south coast of the glorious Llyn Peninsula. The town offers excellent amenities including a leisure centre, golf course, schools, and marina. This comfortable and well-appointed property benefits from gas central heating and double glazing to the rear. The exterior was newly rendered in 2024, with triple-glazed windows to enhance energy efficiency and comfort. The accommodation briefly comprises: A Welcoming Porch and Entrance Hall lead to a Front Bedroom with useful small laundry room. Shower room. Rear bedroom. Rear Porch (added during the garden redesign only three years ago) which provides useful storage and opens onto a low-maintenance attractive rear garden. On the First Floor: Open-plan Living/Kitchen/Dining Area. This sociable space enjoys spectacular sea views, with patio doors opening onto a south-facing balcony.

The Principal Bedroom occupies the top floor enjoying the views, which was completely redesigned last year with high-end fittings and a modern en-suite bathroom, offering a luxurious retreat.

Viewing is highly recommended to fully appreciate the quality of finish, exceptional location, and stunning coastal outlook.

GROUND FLOOR

Porch

Door to:

Entrance Hall

Radiator. Stairs to first floor. Door to:

Front Bedroom 8'8 x 11'2 (2.64m x 3.40m)

Radiator. Door to:

Small Laundry Room 8'8 x 4'10 (2.64m x 1.47m)

Useful space. Plumbing for washing machine.

Shower Room

Shower cubicle. Low level w.c Pedestal washbasin. Tiled floor and walls.

Rear Bedroom 14'9 x 8'6 (4.50m x 2.59m)

Radiator. Door to:

Rear Porch 5'0 x 9'6 (1.52m x 2.90m)

Outside door to garden.

FIRST FLOOR

Landing

Stairs to second floor with under stairs storage.

Lounge 15'7 x 14'7 (4.75m x 4.45m)

Maximum measurements. 'L' shaped room. Triple Glazed UPVC patio door to south facing balcony (fitted in 2024), enjoying spectacular views encompassing Llanbedrog headland to St Tudwals Islands, the mountains of Mid Wales and all of Cardigan Bay. Three radiators. Opening to:

Kitchen 8'10 x 9'11 (2.69m x 3.02m)

Modern fitted kitchen with granite worktops. Integrated dishwasher, fridge and freezer. Gas hobs with extractor hood over. Oven. Radiator.



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

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SECOND FLOOR

Landing

Storage cupboard with gas combi boiler for central heating and hot water. Door to:

Principal Bedroom Suite 15'5 x 15'1 (4.70m x 4.60m)

Spectacular sea views. Built in wardrobes and drawers. Two radiators. Door to:

En-Suite Bathroom

Modern suite comprising shower cubicle. Jet Whirlpool Spa Bath. Vanity washbasin. Low level w.c. Towel radiator.

OUTSIDE

Off-road parking to the front. Low maintenance rear garden with patio and deck area.

SERVICES

We understand that mains water, drainage, gas & electricity 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.

COUNCIL TAX

Band 'E'. For the purposes of Article 4, the property is presently registered as a main residence.



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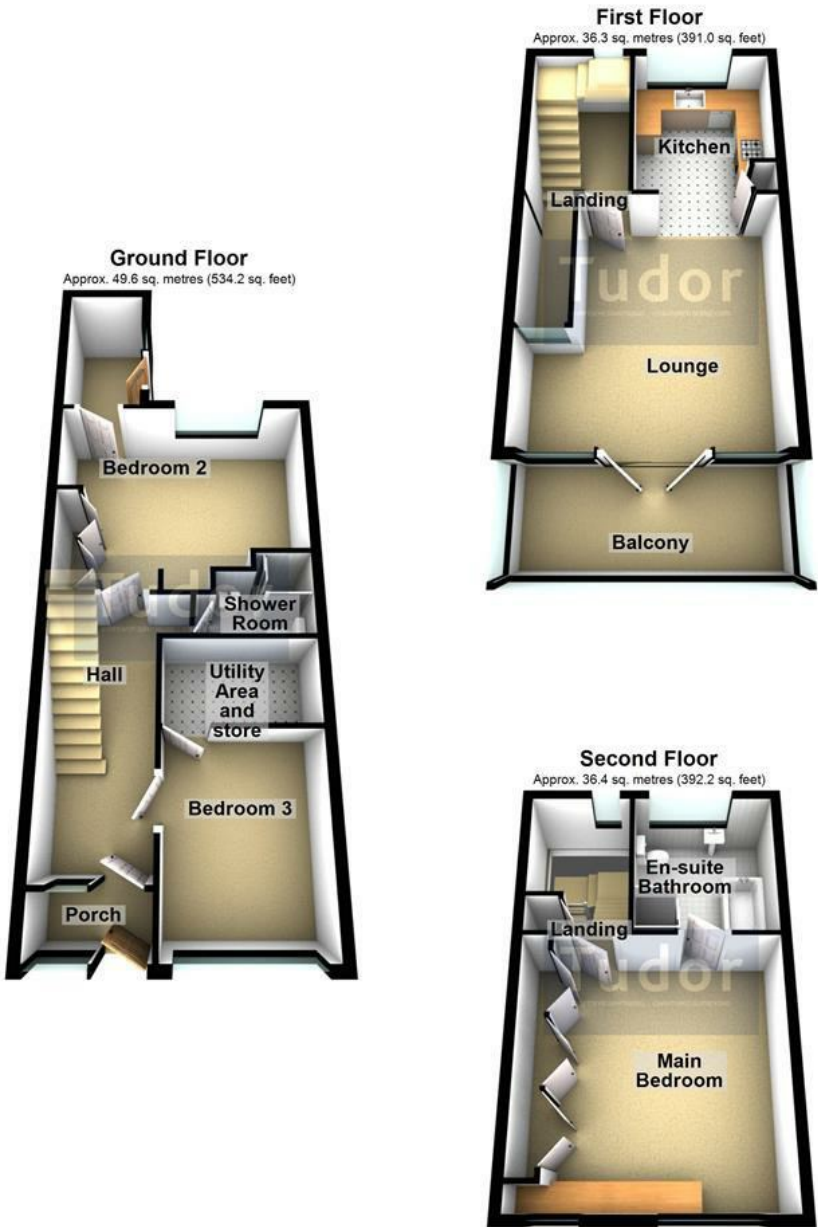
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Total area: approx. 122.4 sq. metres (1317.3 sq. feet)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(32 plus) A		
(81-91) B			(21-31) B		
(69-80) C			(15-20) C		
(55-68) D			(10-14) D		
(39-54) E			(7-9) E		
(21-38) F			(4-6) F		
(1-20) G			(1-3) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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