

Tudor

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



11 Rhes Mitre, Pwllheli, LL53 5DD

£80,000

- Inner terrace residence
- Close to all amenities
- Inspection recommended
- Town centre location
- Two bedrooms & loft room
- Available immediately



11 Rhes Mitre, Pwllheli, LL53 5DD

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this inner terrace property situated in a convenient position in the town centre, within walking distance of the amenities.

Pwllheli is a thriving market town and seaside resort situated on the south side of the Llyn Peninsula.

The property offers comfortable accommodation and briefly comprises the following: - Hall. Lounge. Kitchen. Two bedrooms. Bathroom. Loft Room. Small rear yard.

GROUND FLOOR

Hall

Stairs to first floor. Door to:-

Lounge 10'1 x 14'11 (3.07m x 4.55m)

Average measurements. Wedge shaped room. Night storage heater. Under stairs cupboard. Sliding door to:-

Kitchen 8' 0 x 7'0 (2.44m 0.00m x 2.13m)

Plus recess. Single drainer stainless steel sink unit with mixer tap. Outside door to very small rear yard.

FIRST FLOOR

Landing

Bathroom 4'10 x 8'3 (1.47m x 2.51m)

White suite with pedestal wash basin, paneled bath with electric shower over and low level W.C.

Rear Bedroom 9'6 x 6'7 (2.90m x 2.01m)

Night storage heater.

Front Bedroom 10'7 x 8'3 (3.23m x 2.51m)

Night storage heater.

Loft room 15'1 x 7'5 (4.60m x 2.26m)

Access via fixed ladder style stairs

15'8 maximum to eaves. Limited headroom at eaves. Night storage heater. Velux roof light

OUTSIDE

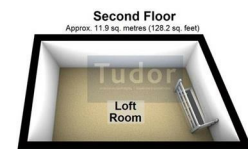
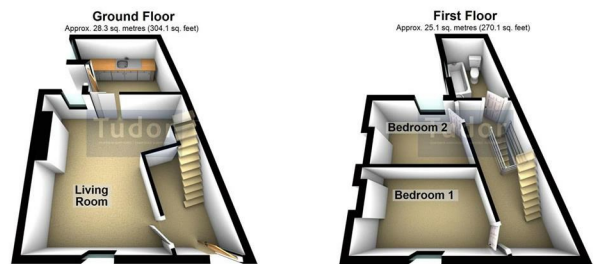
Small rear yard

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.



Total area: approx. 65.3 sq. metres (702.4 sq. feet)
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Plan produced using PlanUp.

11 Mitre Terrace, Pwllheli

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	



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