

Tudor

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CilgwynFfordd Y Faenor, Pwllheli, LL53 5AG

£205,000

- Detached Residence
- Seaside Town
- Easily Maintained Gardens
- Popular Position
- 3 Receptions & 4 Bedrooms
- Garage



Cilgwyn Ffordd Y Faenor, Pwllheli, LL53 5AG

This superior detached residence is situated in a small residential estate close to the schools, beach and harbour. Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and award winning marina.

The comfortable accommodation briefly comprises: - Porch. Hall. Lounge. Sitting Room. Dining Room. Kitchen. Utility room. Stores and Toilet. Rear Porch. On the first floor: - Landing. Four Bedrooms. Bathroom and Separate Toilet.

Outside: - The gardens are easily maintained and the property has the benefit of one garage in the adjoining block of garages.

GROUND FLOOR

Recessed Porch

Hall

Parquet oak floor. Night storage heater. Stairs to first floor. Under stairs cupboard.

Lounge 11'11" x 12'4" (3.63m x 3.76m)

Tile surround fireplace with living flame gas fire. Night storage heater. UPVC double glazed window.

Dining Room 14'10" x 11'11" (4.52m x 3.63m)

Double glazed timber surround french door to front. Wall mounted electric heater. Original tile surround fireplace. UPVC window to the side.

Breakfast Room 8'5" x 10'9" (2.57 x 3.28)

Wall mounted gas fire. Fitted cupboard. Sliding door to:

Kitchen 6'1" x 7'4" (1.85m x 2.24m)

Kitchen units incorporating single drainer stainless steel sink unit with mixer tap. Double oven. Gas hobs. Space for refrigerator.

Rear Porch

With door to the rear garden. All UPVC double glazed.

Utility Area 14'1 x 5'6 (4.29m x 1.68m)

Single drainer stainless steel sink unit. Plumbing for washing machine. Night storage heater. Storage cupboard.

Toilet

Low level W.C. Pedestal wash basin. Electric towel warmer.

Store

With extractor for tumble dryer and storage shelves

FIRST FLOOR

Landing

Bedroom One (North- West) 11'10" x 11'10" (3.63 x 3.63)

Night storage heater. UPVC double glazed window.



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Bedroom Two (South - West) 11'10" x 10'2" (3.63 x 3.10)

Fitted wardrobes. Night storage heater. UPVC double glazed window.

Bedroom Three (North - East) 7'3" x 8'5" (2.21 x 2.57)

Bedroom Four (South - East) 10'2" x 8'0" (3.10 x 2.46)

Night storage heater. Built-in dressing table and wardrobe.

Shower Room

White suite with pedestal wash basin, shower cubicle with electric through flow heater shower. Tiled walls. Cylinder cupboard.

Toilet

Low level W.C.

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.



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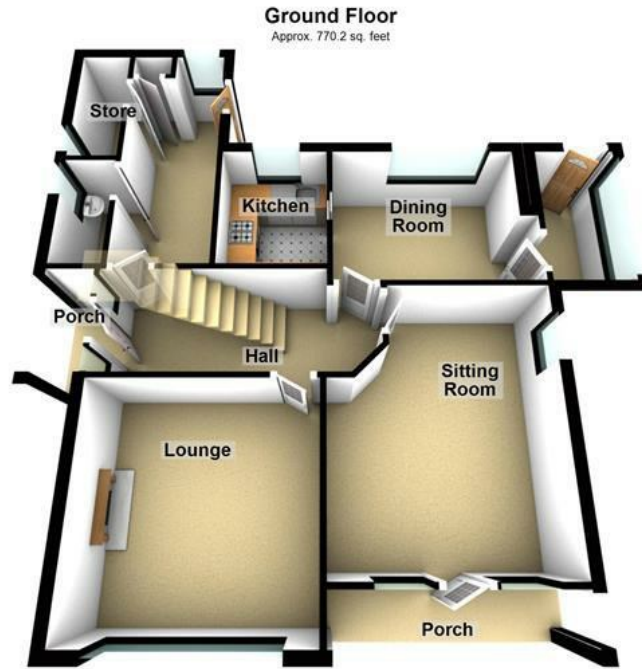
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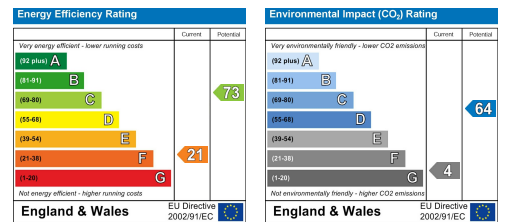


Total area: approx. 1356.4 sq. feet

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Cilgwyn, Manor Avenue, Pwllheli

From this office in the centre of Pwllheli proceed past the railway station (left hand side) and along Y Cob 'Embankment'. Pass the cenotaph and the council offices. At the roundabout, adjacent to the Victoria Hotel, turn right (passing the Post Office on your right) and then the entrance to Ffordd Y Faenor (Manor Avenue) is the first right turning. At the T-junction turn right, follow the road around and Cilgwyn is then the last property on the right. O.S Ref:- 376-345. Sat Nav Ref: LL53 5AG.



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