

Tudor

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



Tan Y Graig, 71, Abererch Road, Pwllheli, LL53 5LR

£119,000

- Semi-Detached Residence
- May Qualify for Empty Homes Grants
- Three Bedrooms
- Popular Residential Area
- Ripe for Refurbishment
- Front & Rear Gardens



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MAY QUALIFY FOR THE EMPTY HOMES GRANTS Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this semi-detached residence located in this popular residential area in a convenient position, within walking distance of the shops, marina and beach.

The property offers great potential and is ripe for refurbishment and briefly comprises of the following: - Hall. Sitting room. Lounge. Kitchen. Three Bedrooms. Bathroom with Separate Toilet. Front and Rear Gardens.

Gwynedd Council Tax Band: C

GROUND FLOOR

Hall

Night storage heater. Stairs to first floor. Pantry cupboard.

Sitting Room 10'7 x 9'7 (3.23m x 2.92m)

Lounge 9'3 x 14'10 (2.82m x 4.52m)

Fireplace. Cupboard in alcove.

Kitchen 7'3 x 10'10 (2.21m x 3.30m)

Night storage heater. Outside door to rear.



FIRST FLOOR

Landing

Bathroom

Separate Toilet

Front Bedroom 10'6 x 9'8 (3.20m x 2.95m)

Bedroom 7'5 x 10'7 (2.26m x 3.23m)

Bedroom 9'7 x 14'9 (2.92m x 4.50m)

Built in wardrobes.



OUTSIDE

Front garden area. Rear lawn garden.

SERVICES

We understand that mains water, electricity 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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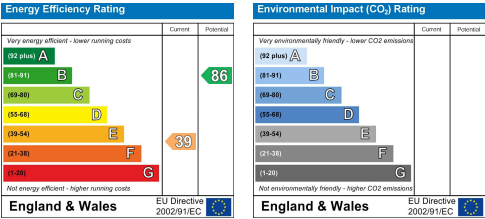
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