

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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Flat 2, Sarn Badrig Embankment Road, Pwllheli, LL53 5AB

£115,000

- Ground Floor Flat
- One Reception & 3 Bedrooms
- Convenient for Amenities & Beach
- Seafront Location
- Gas Central Heating
- Long Leasehold



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This seafront ground floor flat is located close to the beach and amenities on the south side of Pwllheli and is within walking distance of the harbour, schools, town centre and leisure centre.

The accommodation briefly comprises of: - Inner hall. Lounge. Kitchen. Three bedrooms. Bathroom and separate toilet.

Use of the common parts and the garden at the front along with the other occupiers.

The long leasehold ground floor flat is at the side of the building subject to a 125 years lease from 1990, ground rent and service charge.

GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Hall

Radiator. Cylinder cupboard with jacketed cylinder.

Store Room

Lounge 13'11 x 11'6 (4.24m x 3.51m)

Radiator.

Kitchen 12'9 x 7'7 (3.89m x 2.31m)

Single drainer stainless steel sink unit. Pantry cupboard. Gas boiler for central heating and hot water.

Bathroom 5'1 x 7'7 (1.55m x 2.31m)

Maximum measurements to recess. Pedestal washbasin. Panelled bath. Electric shower over. Radiator.

Separate Toilet

Low level w.c.

Bedroom 1 11'1 x 11'6 (3.38m x 3.51m)

Built in wardrobe. Radiator.

Bedroom 2 10'0 x 11'6 (3.05m x 3.51m)

Built in wardrobe. Radiator.

Bedroom 3 7'1 x 11'5 (2.16m x 3.48m)

Built in wardrobe. Radiator.

SERVICES

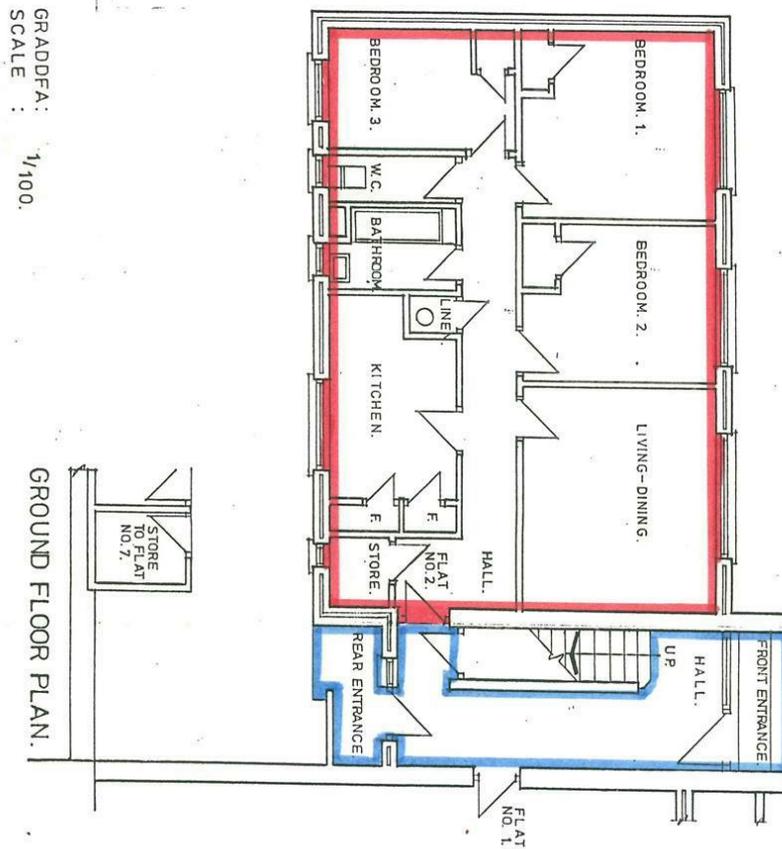
We understand that mains water, electricity, drainage and gas are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is sold by long leasehold from 2nd July 1990 for a term of 125 years together with rights along the common parts shown in blue on the plan and the use of the garden at the front and side in common with the other occupiers. A copy of the lease is available on request. Ground rent £10 per annum. Service charge was £548.45 including insurance in 2020.

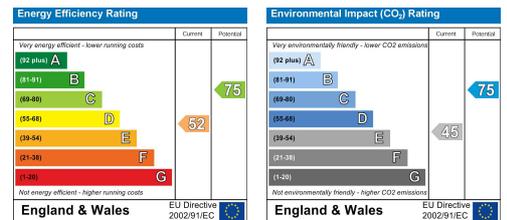


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PLAN No.1

From this office in the centre of Pwllheli proceed to the railway station roundabout and proceed along Y Cob (Embankment Road). Pass the cenotaph and straight on at the mini roundabout. Sarn Badrig is then on the right hand side just before the seafront. O.S. Ref SH 377-343. Sat Nav Ref LL53 5AB.



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