Tudor

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47 New Row, Pwllheli, LL53 5NW

Offers over £135,000

- End of Terrace Residence
- Ripe for Refurbishment
- Large Garden with Off-Road Parking
- Close to Town Centre
- Two Bedrooms
- No Upward Chain







47 New Row, Pwllheli, LL53 5NW

Tudor Estate Agents are proud to present this end of terrace two-bedroom house, ideally situated in the heart of Pwlheli withing walking distance of all the towns amenities, beach and harbour.

Offering excellent potential, the property benefits from off-road parking and a generously sized garden. Internally, the house is in need of full renovation, making it an ideal opportunity for investors or buyers looking to create a home to their own specification.

Encouragingly, some works have already been completed, including the installation of a new boiler and improvements to the bathroom, offering a solid starting point for further development.

The accommodation briefly comprises of the following: Hall. Lounge. Open Plan Kitchen/Dinner. Lean-to Store. Landing. Bathroom. Two Bedrooms.

With it's central location and scope for enhancement, this property presents a fantastic opportunity to add value and create a comfortable home in a desirable location.

GROUND FLOOR



Hall
UPVC double glazed front door. Stairs to first floor. Door to:

Lounge 10'6 x11'10 (3.20m x3.61m)
Fireplace. Door to:

Open Plan Kitchen/Diner 8'0 x 15'0 (2.44m x 4.57m)
Average Measurement. Single drainer stainless steel sink unit. UPVC double glazed door and window to outside. Pantry cupboard. Radiator.

Lean-to Store

FIRST FLOOR



Landing
UPVC double glazed window. Wedge shape. Cupboard with gas combi boiler.

Bathroom
Low level w.c. Pedestal washbasin. Shower cubicle.

Front Bedroom 7'4 x 10'4 (2.24m x 3.15m)
UPVC double glazed window. Radiator.

Bedroom 7'5 x 10'5 (2.26m x 3.18m)
UPVC double glazed window. Radiator.

OUTSIDE
Side parking area. Garden. Small concrete rear yard. Garden shed.

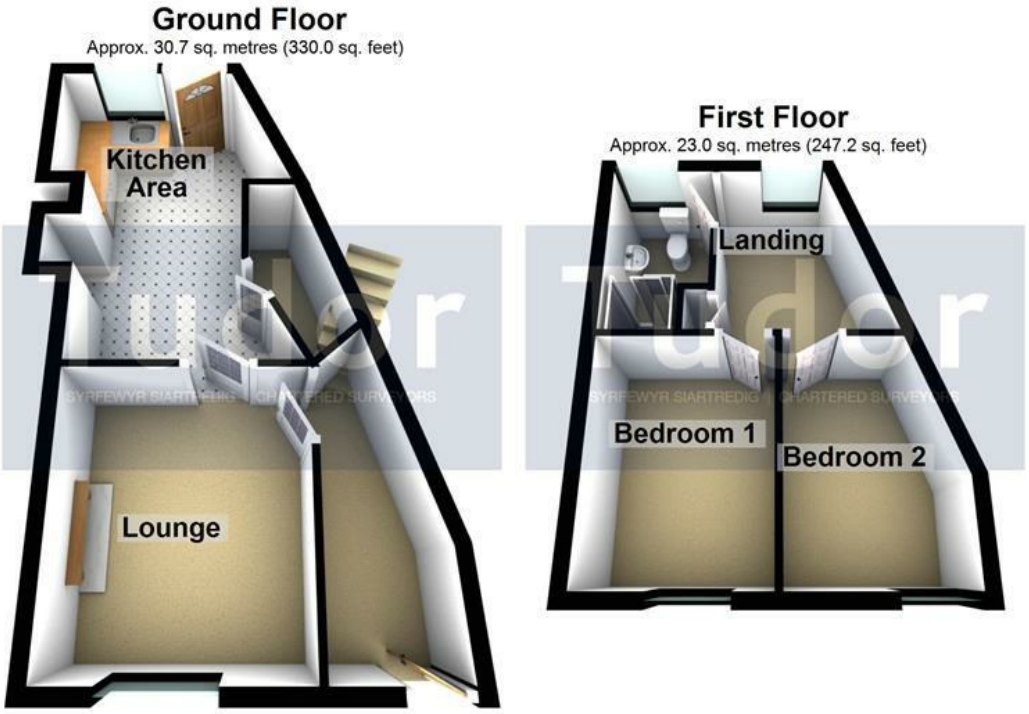
SERVICES
We understand that mains water, electricity, gas and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these service.

TENURE
We understand that the property is freehold with vacant possession available on completion.

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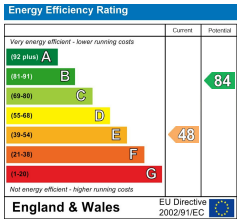
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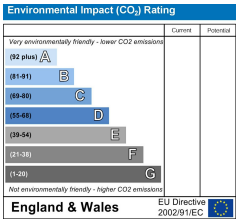
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Total area: approx. 53.6 sq. metres (577.2 sq. feet)

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