

Tudor

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



Y Bwthyn, 45 Lley Street, Pwllheli, LL53 5SL

£250,000

- End of Terrace Character Property
- Spacious Accommodation
- Gardens, Large Garage & Parking
- Close to High Street & Shops
- 3 Receptions, 3 Bedrooms & Loft Rooms
- Viewing Highly Recommended



Y Bwthyn, 45 Llyn Street, Pwllheli, LL53 5SL

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this charming end of terrace residence, located in a sought-after area within convenient walking distance of Pwllheli's High Street and local shops.

Pwllheli is a thriving seaside and market town situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and marina.

This double-fronted property offers spacious accommodation with great potential, comprising: Sitting Room opening into Dining Room through to Kitchen. Lounge. Rear Porch and Cloak Room. Three Bedrooms and Family Bathroom on the First Floor. Loft Room and Store Room offering additional space

Externally, the property benefits from a charming front garden, and to the rear: a lawned garden with patio area, steps leading to a large Garage/Workshop, and parking space.

Early inspection is strongly recommended.

GROUND FLOOR

Sitting Room 12'2 x 12'11 (3.71m x 3.94m)

Maximum measurements to bay window. Two radiators. Stairs to first floor. Opening to:

Dining Room 16'1 x 7'8 (4.90m x 2.34m)

Plus window recess. Radiator. Door to:

Rear Porch

Outside door to rear. Gas combi boiler. Door to:

Cloak Room

Low level w.c. Washbasin.

Kitchen 8'10 x 9'5 (2.69m x 2.87m)

Kitchen units incorporating single drainer stainless steel sink unit. Space for gas cooker. Plumbing for washing machine. Door to:

Pantry

Lounge 20'2 x (6.15m x)

Maximum measurement to bay window. Fireplace.

Cellar Room 9'3 x 10'11 (2.82m x 3.33m)

FIRST FLOOR

Landing

Radiator.

Bedroom 1 11'2 x 14'0 (3.40m x 4.27m)

Radiator. Fireplace. Built in wardrobes.

Bedroom 2 (Rear) 10'5 x 7'7 (3.18m x 2.31m)

Door to:

Bedroom 3 (Rear) 11'11 x 9'6 (3.63m x 2.90m)

Radiator. Corner cupboard.

SECOND FLOOR



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Landing

Store room.

Loft Room 7'10 x 13'6 (2.39m x 4.11m)

Limited headroom. Velux.

Loft Store Room 6'1 x 13'8 (1.85m x 4.17m)

Limited headroom. Velux.

OUTSIDE

Steps up to front garden. Side entrance to rear patio garden with steps up to lawn. Parking at rear.

LARGE GARAGE/WORKSHOP 33'11 x 9'5 (10.34m x 2.87m)

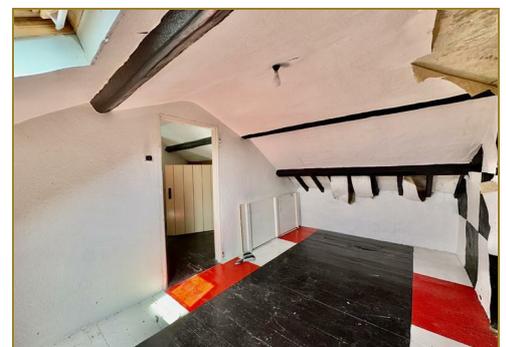
Service door to garden. Up and over door.

SERVICES

We understand that mains water, gas, 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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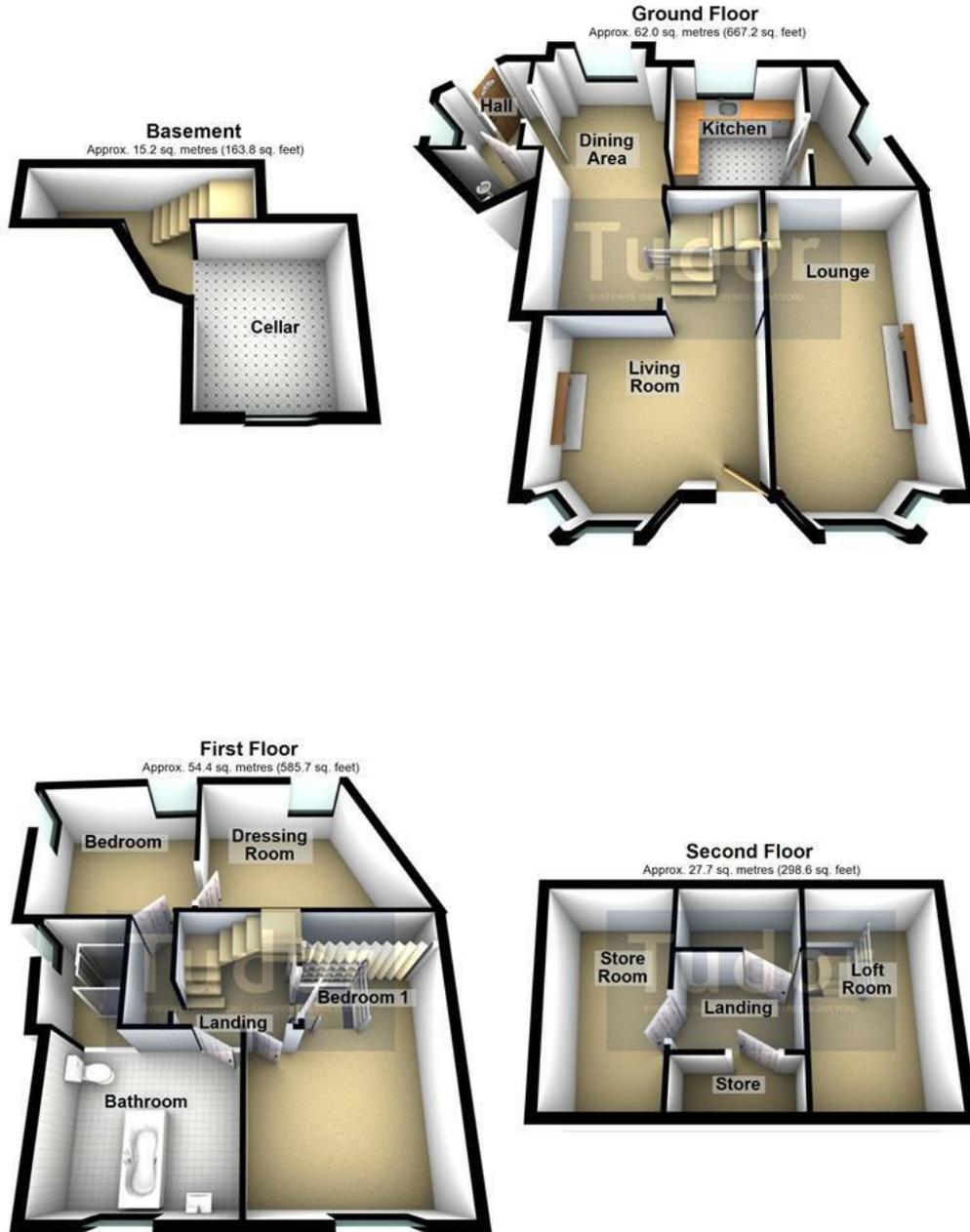
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Total area: approx. 159.4 sq. metres (1715.2 sq. feet)

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Energy Efficiency Rating		Current	Interest	Environmental Impact (CO ₂) Rating		Current	Interest
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
			59				77



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