

# Tudor

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



**55 Morfa'r Garreg, Pwllheli, LL53 5AU**

**£235,000**

- Semi-Detached Residence
- Open Plan Living & 4 Bedrooms
- Modernised & Improved
- Close to Harbour, Beach & Schools
- Gardens & Ample Parking
- Spacious Accommodation



# 55 Morfa'r Garreg, Pwllheli, LL53 5AU

This semi-detached former local authority residence is situated in a convenient position close to the beach, harbour and schools. The property is also conveniently located for the amenities.

Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula.

The accommodation has been modernised & improved and briefly comprises of the following: -

Hall. Shower Room. Open Plan Lounge Dining Kitchen. Four bedrooms.

Large gardens to front and rear with ample parking. Outhouse.

## GROUND FLOOR

### Hall

Slate floor. Stairs to first floor. Under stairs cupboard. Radiator. Door to:

### Bathroom 5'9 x 8'2 (1.75m x 2.49m)

Modern suite with shower cubicle. Vanity washbasin and low level w.c. Towel radiator. Tiled floor and walls.



### Open Plan Lounge Diner Kitchen

Slate floor throughout.

### Lounge Area 10'7 x 11'8 (3.23m x 3.56m)

Radiator. Multi fuel stove on slate hearth. Opening to:

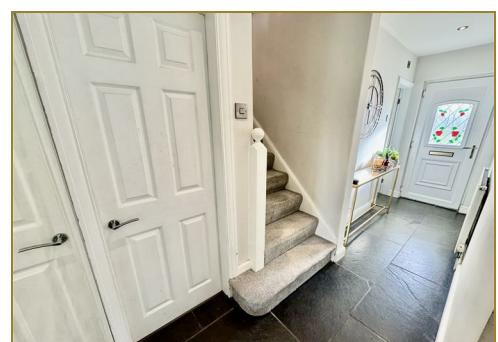


### Dining Area 10'7 x 8'9 (3.23m x 2.67m)

Vertical radiator. Patio door to lean-to at rear.

### Kitchen 10'3 x 8'9 (3.12m x 2.67m)

Modern fitted kitchen comprising single drainer stainless steel sink unit. Integrated washing machine. Dishwasher. Fridge & Freezer. Electric hob and oven with filter hood over.



## FIRST FLOOR

### Landing

### Rear Bedroom 10'6 x 9'4 (3.20m x 2.84m)

Radiator.



### Rear Bedroom 10'9 x 11'11 (3.28m x 3.63m)

Radiator. Built in wardrobes.

### Front Bedroom 10'9 x 11'11 (3.28m x 3.63m)

Radiator. Built in wardrobes with dressing table.

### Front Bedroom 10'5 x 8'6 (3.18m x 2.59m)

Radiator.

## OUTSIDE

Large garden with ample parking area to side. Rear garden with outhouse and garden shed.



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

# 55 Morfa'r Garreg, Pwllheli, LL53 5AU

## 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 services.

## TENURE

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

## COUNCIL TAX

Band C



# 55 Morfa'r Garreg, Pwllheli, LL53 5AU



Total area: approx. 103.2 sq. metres (1111.0 sq. feet)

Copyright Tudor Chartered Surveyors & Estate Agents. For room identification only.  
Plan produced using PlanUp.

**55 Morfa'r Garreg, Pwllheli**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B		(81-91) B			
(69-80) C		(69-80) C			
(55-68) D		(55-68) D			
(35-54) E		(35-54) E			
(21-34) F		(21-34) F			
(1-20) G		(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)