

Tudor

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Heulfre, Yr Ala, Pwllheli, LL53 5BU

£159,000

- Inner Terrace Residence
- Close to Town Centre
- Rear Garden
- Convenient Position
- 2 Receptions & 4/5 Bedrooms
- Gas Central Heating



Heulfre Yr Ala, Pwllheli, LL53 5BU

This inner terrace residence enjoys a convenient location within walking distance of the town centre and local shops. Pwllheli is a thriving market town and popular seaside resort on the south coast of the stunning Llyn Peninsula. The town offers excellent amenities including a leisure centre, golf course, and marina.

The spacious accommodation has the benefit of gas central heating and briefly comprises: Entrance Hall. Lounge with opening to dining room. Kitchen. Utility room. Five Bedrooms (One Small Single). Bathroom. The property benefits from a rear garden.

GROUND FLOOR

Hall

Radiator. Victorian tiled floor. Under stairs storage area.

Lounge 10'6 x 14'3 (3.20m x 4.34m)

Maximum measurements into bay window. Radiator. Opening to:

Dining Room 9'1 x 12'2 (2.77m x 3.71m)

Radiator.

Kitchen 8'2 x 13'6 (2.49m x 4.11m)

Kitchen units incorporating one and a half bowl stainless steel sink unit. Oven with hobs. Radiator. Outside door. Door to:

Utility Room 7'4 x 6'0 (2.24m x 1.83m)

Plumbing for washing machine. Extractor fan. Kitchen units and worktops.



FIRST FLOOR

Landing

Bathroom 8'4 x 6'1 (2.54m x 1.85m)

Combi boiler for central heating and hot water. Pedestal washbasin. Low level W.C. Panelled bath with shower over.

Rear Bedroom 9'0 x 12'4 (2.74m x 3.76m)

Radiator.

Front Bedroom 14'4 x 14'2 (4.37m x 4.32m)

Maximum measurements into bay window. UPVC double glazed window in the bay window. Radiator.



SECOND FLOOR

Landing

Front Bedroom 8'11 x 12'2 (2.72m x 3.71m)

Radiator.

Small Single Bedroom/Study 5'1 x 11'11 (1.55m x 3.63m)

Velux skylight.



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Heulfre Yr Ala, Pwllheli, LL53 5BU

Rear Bedroom 9'0 x 12'6 (2.74m x 3.81m)
Radiator.

OUTSIDE
Rear garden.

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.



From this office in the centre of Pwllheli proceed on foot in a Westerly direction along Yr Ala (A499) in the direction of Abersoch and Heulfre is in the terrace on the right hand side before the police station. O.S Ref: SH 372-350. Sat Nav Ref: LL53 5BU

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		



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