Tudor

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

88 Ffordd Mela, Pwllheli, LL53 5PD

£169,500

- 3 Bedrooms
- Convenient for Beach & Schools
- Open Lounge/Diner
- Former Local Authority Property
- Garden & Off-Road Parking
- Inner Terrace Residence

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Tudor Estate Agents are happy to present this well-proportioned former local authority three bedroom house, ideally situated in a popular residential area of Pwllheli, within close proximity to local schools, amenities, and just a short walk from the beach.

The property offers spacious accommodation throughout, comprising of: Porch. Hallway. Open Plan Living Room. Kitchen. Three Bedrooms. Bathroom.

Externally, the property benefits from a large decking area to the rear, complete with a useful shed. To the front, there is off-road parking for one car.

This property presents an excellent opportunity for buyers seeking their first home, offering both space and potential in a convenient and desirable location.

GROUND FLOOR

Porch

Hall
Radiator. Stairs to first floor.

Lounge-Dining 13'7 x 22'2 (4.14m x 6.76m)
Radiator. Door to:

Kitchen 7'10 x 10'2 (2.39m x 3.10m)
Kitchen units with one and a half bowl stainless steel sink unit. Plumbing for washing machine. Oven and hobs with filter hood over. Outside door.

FIRST FLOOR

Landing
Airing cupboard with gas combi boiler.

Bathroom 8'3 x 4'10 (2.51m x 1.47m)
Panelled bath with shower over. Low level w.c. Washbasin.

Rear Bedroom (1) 10'7 x 9'6 (3.23m x 2.90m)
Radiator.

Front Bedroom (2) 10'7 x 12'2 (3.23m x 3.71m)
Radiator.

Front Bedroom (3) 8'4 x 8'3 (2.54m x 2.51m)
Radiator. Cupboard over the stairs.

OUTSIDE
Paved parking area to the front. Rear garden with foot access to the front. Deck garden with garden shed,

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.

SPECIAL NOTE
Please note that this property is constructed with a steel framed structure.

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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA
T: 01758 701 100
E: info@huwtudor.co.uk
www.huwtudor.co.uk

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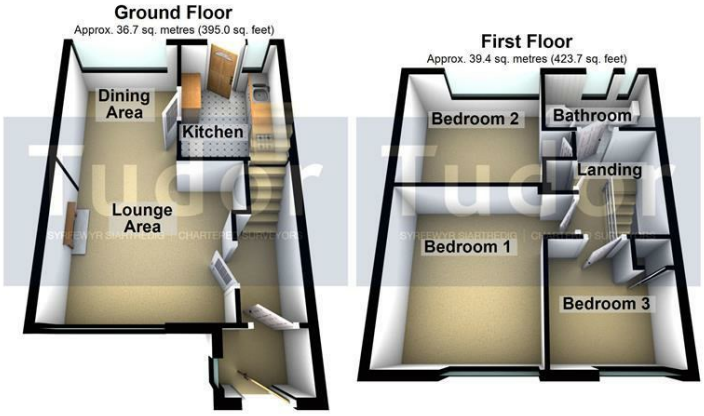

Total area: approx. 76.1 sq. metres (818.7 sq. feet)

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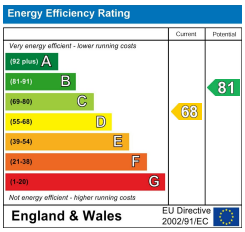
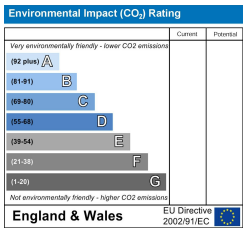
Plan produced using PlanUp.





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