

Tudor

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



Flat 2 Bodawen Y Maes, Pwllheli, LL53 5HB **£77,500**

- First Floor Flat
- Centre of the Town
- Two Bedrooms
- Leasehold
- Two Receptions
- Viewing Recommended



Flat 2 Bodawen Y Maes, Pwllheli, LL53 5HB

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this town centre first floor flat for sale. Located in the heart of Pwllheli this popular seaside, marina and market town on the south side of the glorious Llyn Peninsula and close to the site of the weekly Wednesday market.

The comfortable accommodation is nicely presented and briefly comprises of the following:
Hall. Kitchen. Dining room. Lounge. Shower room. Two bedrooms. The 99 year lease began in July 2008 with approximately 84 years remaining. Lease available on request.

Presently Let by Occupiers Contract Fully Furnished - To be sold with Vacant Possession.

Gwynedd Council Tax Band : B

GROUND FLOOR - COMMUNAL HALL

FIRST FLOOR

Hall

Night storage heater.

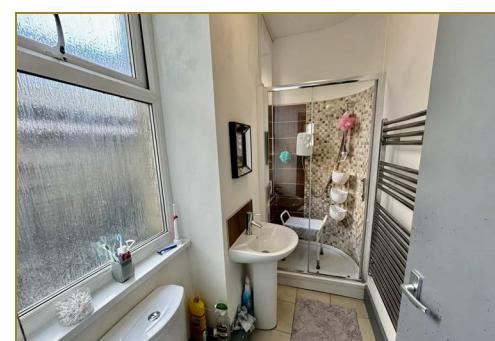


Dining Room 10'9 x 11'4 (3.28m x 3.45m)

Night storage heater. Opening to:

Kitchen 8'7 x 11'3 (2.62m x 3.43m)

Modern kitchen units incorporating single drainer stainless steel sink unit. Oven and hobs with filter hood over. Plumbing for washing machine.



Shower Room 8'5 x 3'5 (2.57m x 1.04m)

Low level w.c. Pedestal washbasin. Towel heater. Shower cubicle with electric shower. Tiled floor and part tiled walls.



Living Room 10'0 x 16'4 (3.05m x 4.98m)

Night storage heater.

Bedroom 2 8'2 x 8'6 (2.49m x 2.59m)

Wall mounted heater.



Bedroom 1 11'7 x 11'10 (3.53m x 3.61m)

Night storage heater.

SERVICES

We understand that mains water, 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 sold by long leasehold from 25th July 2008 for a term of 99 years. A copy of the lease is available on request. The property is to be sold with Vacant Possession, presently Let under an Occupiers Contract.



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Total area: approx. 796.9 sq. feet

Disclaimer: These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. Copyright H Tudor A'i Fab Cyf
Plan produced using PlanUp.

Flat 2 , Bodawen , Y mAES, PWLLHELI

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A	81	
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(35-54)	E		
(21-36)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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