

Tudor

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



10 Erwenni, Ala Road, Pwllheli, LL53 5RH

Offers over £595,000

- Superior Detached Residence
- Generous Open-Plan Living
- South-facing Balcony with Views
- Sought-After Residential Area
- 5 Bedrooms (4 with en-suites)
- Double Garage & Ample Parking



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Tudor Estate Agents & Chartered Surveyors offer an exceptional opportunity to acquire a stunning detached 5-bedroom residence, situated in a sought-after residential area on the outskirts of the town, whilst being convenient to amenities, schools, marina & beaches.

Set on an elevated plot, the home benefits from panoramic south-facing views that can be enjoyed from the impressive balcony terrace—perfect for entertaining or relaxing in the sun.

This beautifully presented property offers spacious, high-quality accommodation across two levels and is ideal for modern family living. The spacious accommodation briefly comprises of: Open-plan living/dining/kitchen area with bi-fold doors opening onto the balcony terrace, lounge, family bathroom and bedroom – All on the first floor. On the ground floor all 4 bedrooms have the benefit from en-suites. Large double garage, ample driveway parking, and beautifully landscaped, low-maintenance gardens with a deck terrace at the rear with spectacular views.

We highly anticipate that this beautiful home will be extremely popular. Early viewing is highly recommended

GROUND FLOOR

Hall

Radiator. Engineered oak floor. Storage cupboard. Stairs to first floor with under stairs cupboard. Outside door to rear.

Bedroom 10'5 x 10'11 (3.18m x 3.33m)

Radiator.

Bedroom Suite 11'7 x 19'10 (3.53m x 6.05m)

Radiator. Fitted full-length mirrored wardrobes. Door to:

En-Suite Shower Room 8'11 x 8'10 (2.72m x 2.69m)

Low level w.c. Shower cubicle. Double basin vanity unit. Tiled floor and walls. Towel radiator.

Bedroom Suite 13'2 x 13'1 (4.01m x 3.99m)

Radiator.

En-Suite 5'1 x 6'8 (1.55m x 2.03m)

Shower cubicle. Vanity unit with low level w.c. Towel radiator. Tiled floor and walls.

Garage 17'4 x 21'2 (5.28m x 6.45m)

Electric roller door. Plumbing for washing machine. Single drainer stainless steel sink unit. Radiator. Outside door.

Rear Bedroom Suite 8'7 x 13'1 (2.62m x 3.99m)

Radiator.

En-Suite 2'10 x 9'3 (0.86m x 2.82m)

Low level w.c. Shower cubicle. Vanity washbasin. Tiled floor and walls.

FIRST FLOOR

Gallery Landing

With door to balcony. Engineered oak floor.

Rear Bedroom 12'0 x 11'0 (3.66m x 3.35m)

Fitted full-length mirrored wardrobes. Radiator.



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Bathroom 9'8 x 9'7 (2.95m x 2.92m)

Freestanding Bath with central taps. Low level w.c. Vanity washbasin. Tiled floor and walls. Towel radiator.

Lounge 17'5 x 21'5 (5.31m x 6.53m)

Maximum measurements to bay window with views. Radiator. Media wall unit for tv with electric fire.

Kitchen-Diner 21'10 x 22'9 (6.65m x 6.93m)

Maximum measurements 'L' shaped room. Radiator. Bifold doors to south-facing balcony with spectacular views. Modern kitchen units with granite worktops. Gas & electric Range cooker. Integral dishwasher. Space for American style fridge. Stainless steel under sink with mixer tap. Engineered oak floor.

OUTSIDE

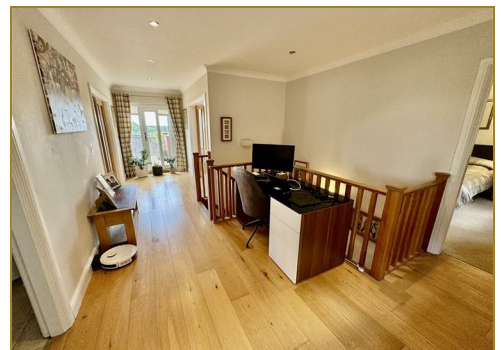
Rockery garden and artificial loan with ample parking to the front. Rear terraced garden with deck and power, accessed from first floor landing.

SERVICES

We understand that mains water, drainage, electricity and gas 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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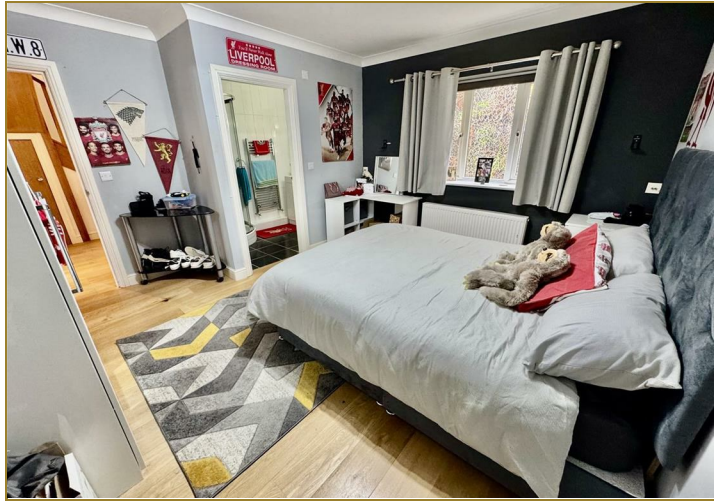
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	80	85
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

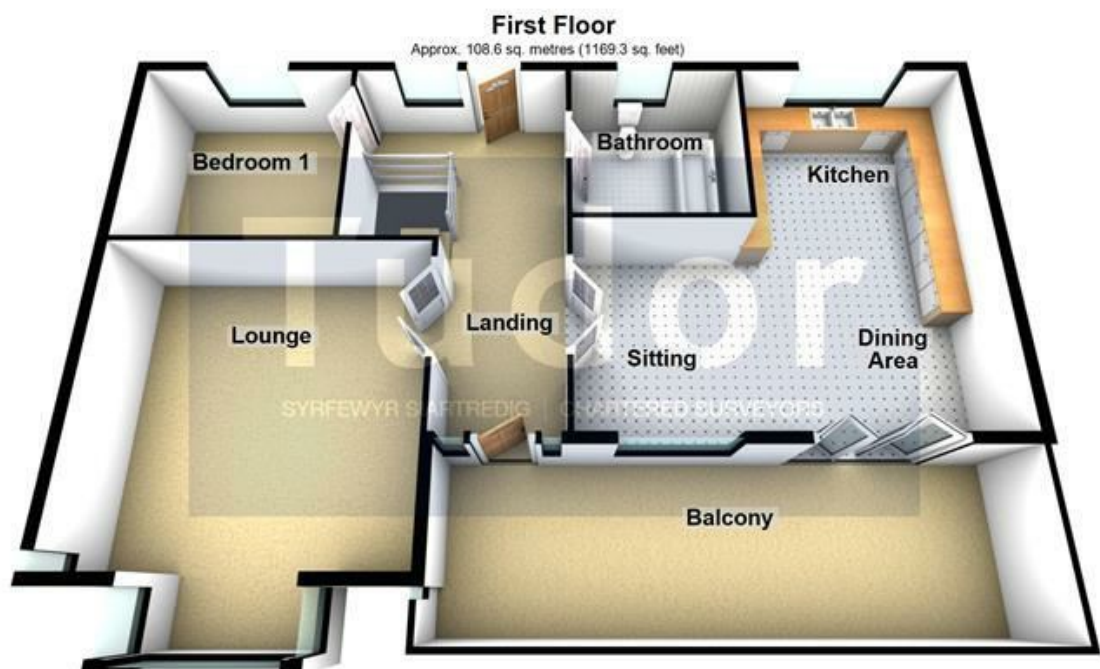
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Total area: approx. 248.3 sq. metres (2673.1 sq. feet)

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