

Tudor

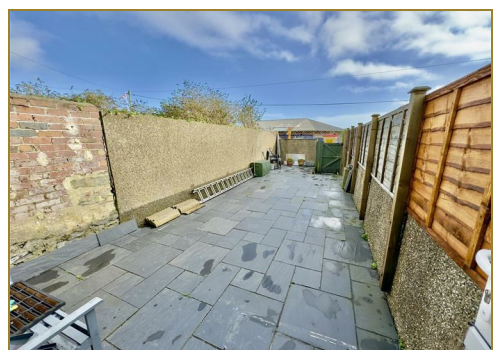
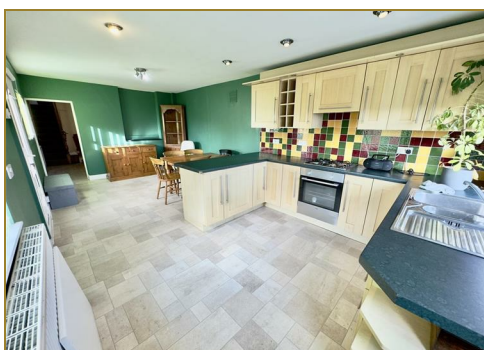
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Deulys, Penrhydlyniog, Pwllheli, LL53 5NH

£178,000

- Semi-Detached Residence
- Three Bedrooms
- Easily Maintained Patio Garden
- Convenient Town Centre Location
- Open Plan Kitchen-Diner
- Gas Central Heating



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Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this semi-detached residence, in an elevated position in the centre of the town with easy access to local amenities, shops and services.

The property has been extended to provide comfortable and spacious accommodation with the benefit of gas central heating and briefly comprises of: Open Plan Kitchen-Diner. Lounge with Solid Fuel Stove. Utility/Rear Porch. Three Bedrooms and Shower Room on the first floor.

Outside, the property features an easily maintained patio garden.

GROUND FLOOR

Open Plan Kitchen-Diner 10'8 x 21'11 (3.25m x 6.68m)

Kitchen units incorporating stainless steel sink unit. Integral oven and gas hobs. Radiator. Outside door to garden.

Lounge 11'10 x 16'3 (3.61m x 4.95m)

Attractive fireplace with solid fuel effect gas fire. Stairs to first floor. Radiator. Door to:

Utility/Rear Porch 5'9 x 7'9 (1.75m x 2.36m)

Worktop with plumbing for washing machine. Under stairs storage area. Outside door to rear courtyard.

FIRST FLOOR

Landing

Shower Room 6'2 x 6'8 (1.88m x 2.03m)

Shower cubicle. Low level w.c. Pedestal washbasin. Radiator.

Bedroom 7'11 x 10'7 (2.41m x 3.23m)

Gas combi boiler for central heating and hot water. Velux roof light. Radiator.

Inner Landing

Built in cupboard.

Bedroom 7'4 x 9'3 (2.24m x 2.82m)

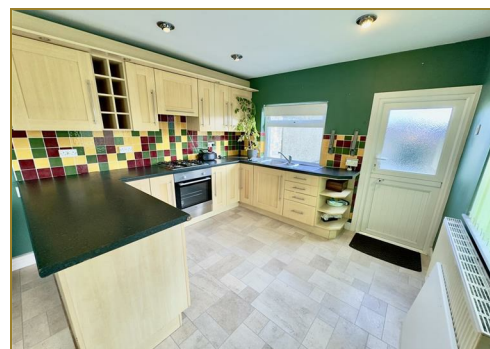
Radiator.

Bedroom 10'8 x 12'2 (3.25m x 3.71m)

Radiator.

OUTSIDE

The property benefits from an easily maintained slate patio garden. Access is provided via a rear pathway, also by a legal right of way across the adjoining property. Please note that the gate from the front garden does not benefit from a legal right of way. However, it leads to a potential parking space, subject to a separate permit arrangement with the owner of the adjacent car park.



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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.

COUNCIL TAX

Band B. For the purposes of Article 4, the property is registered as a main residence.



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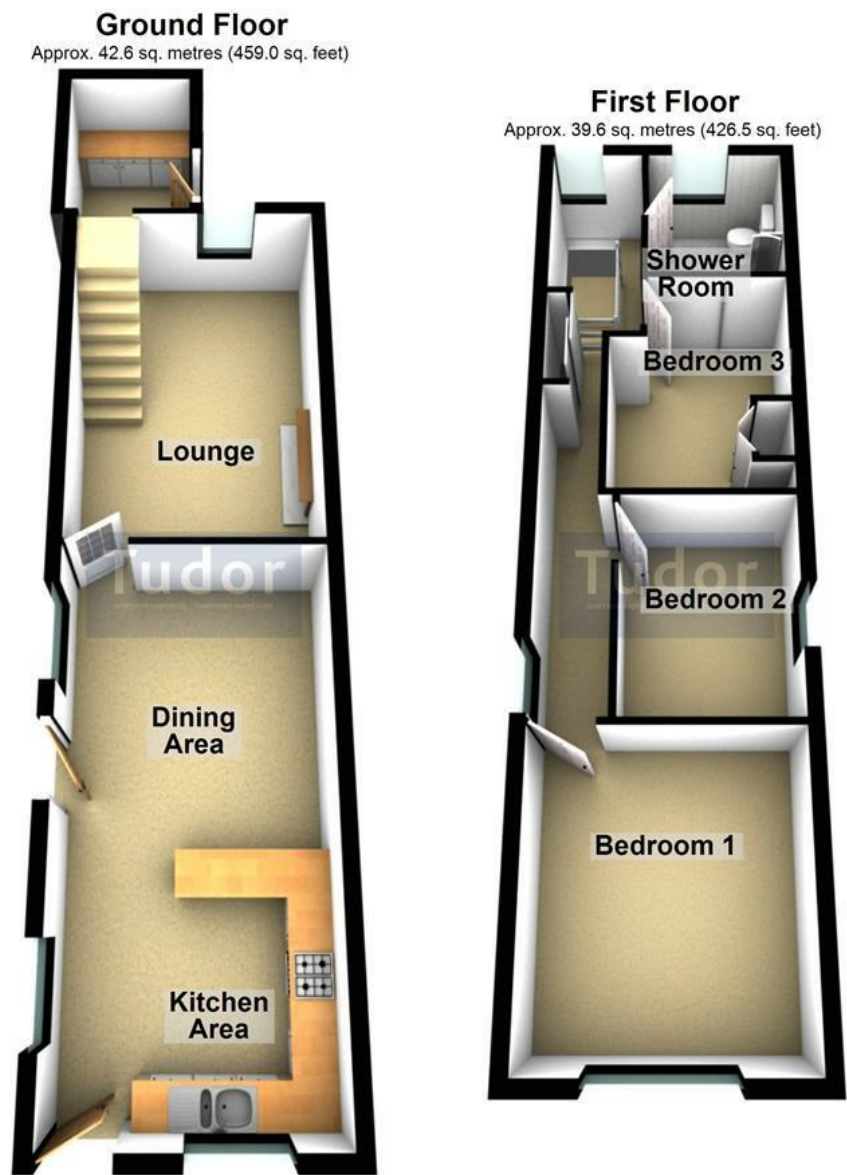
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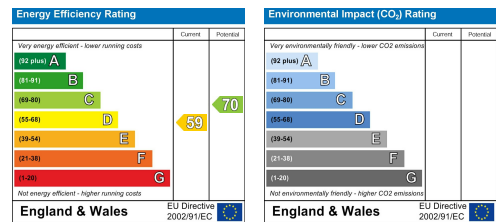
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Total area: approx. 82.3 sq. metres (885.5 sq. feet)

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