

# Tudor

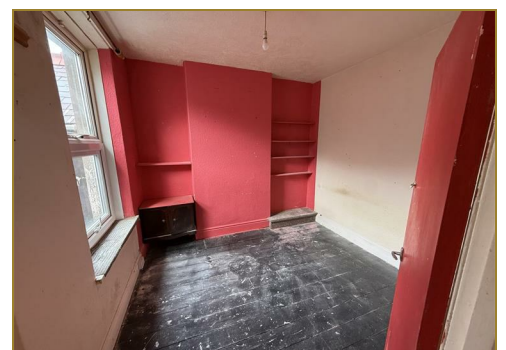
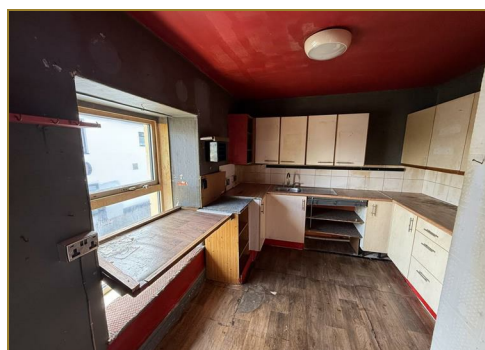
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



## Flat at Adeilad Cornelious Y Maes, Pwllheli, LL53 5DA

**£99,500**

- Maisonette Flat
- Town Centre Location
- Long Lease
- Three bedrooms
- Excellent potential for refurbishment
- Inspection Recommended



# Flat at Adeilad Cornelious Y Maes, Pwllheli, LL53 5DA

Tudor Estate Agents are pleased to offer for sale this spacious three bedroom maisonette, ideally situated in the heart of the town centre of Pwllheli.

Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and marina.

The property provides accommodation over two floors and offers excellent potential for refurbishment.

Long lease of 125 years with £250.00 ground rent per annum. Subject to usual service charges.

The accommodation briefly comprises: Lounge, kitchen, bathroom and rear bedroom on the first floor with two further bedrooms on the second floor.

## GROUND FLOOR

Entrance hallway. Tiled floor. Stairs to first floor.

## FIRST FLOOR

### Landing

### Kitchen 9'3 x 11'11 (2.82m x 3.63m)

maximum measurements to recess. 'L' shaped room. Single drainer stainless steel sink unit.

### Bathroom/toilet 3'9 x 8'6 (1.14m x 2.59m)

Pedestal wash basin. Panelled bath with electric shower over. Low level W.C.

### Rear bedroom 10'0 x 10'4 (3.05m x 3.15m)

### Lounge 14'9 x 13'9 (4.50m x 4.19m)

Night storage heater.

## SECOND FLOOR

### Landing

Sky light. Cupboard.

### Rear bedroom 10'1 x 10'6 (3.07m x 3.20m)

Night storage heater.

### Front bedroom 13'10 x 13'6 (4.22m x 4.11m)

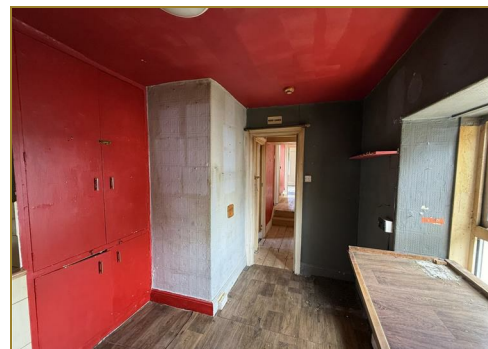
Built-in cupboard. Night storage heater.

## SERVICES

We understand that mains water, electricity, gas and drainage are connected to the property Not tested. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

125 year lease with £250.00 ground rent per annum. Subject to usual service charges.



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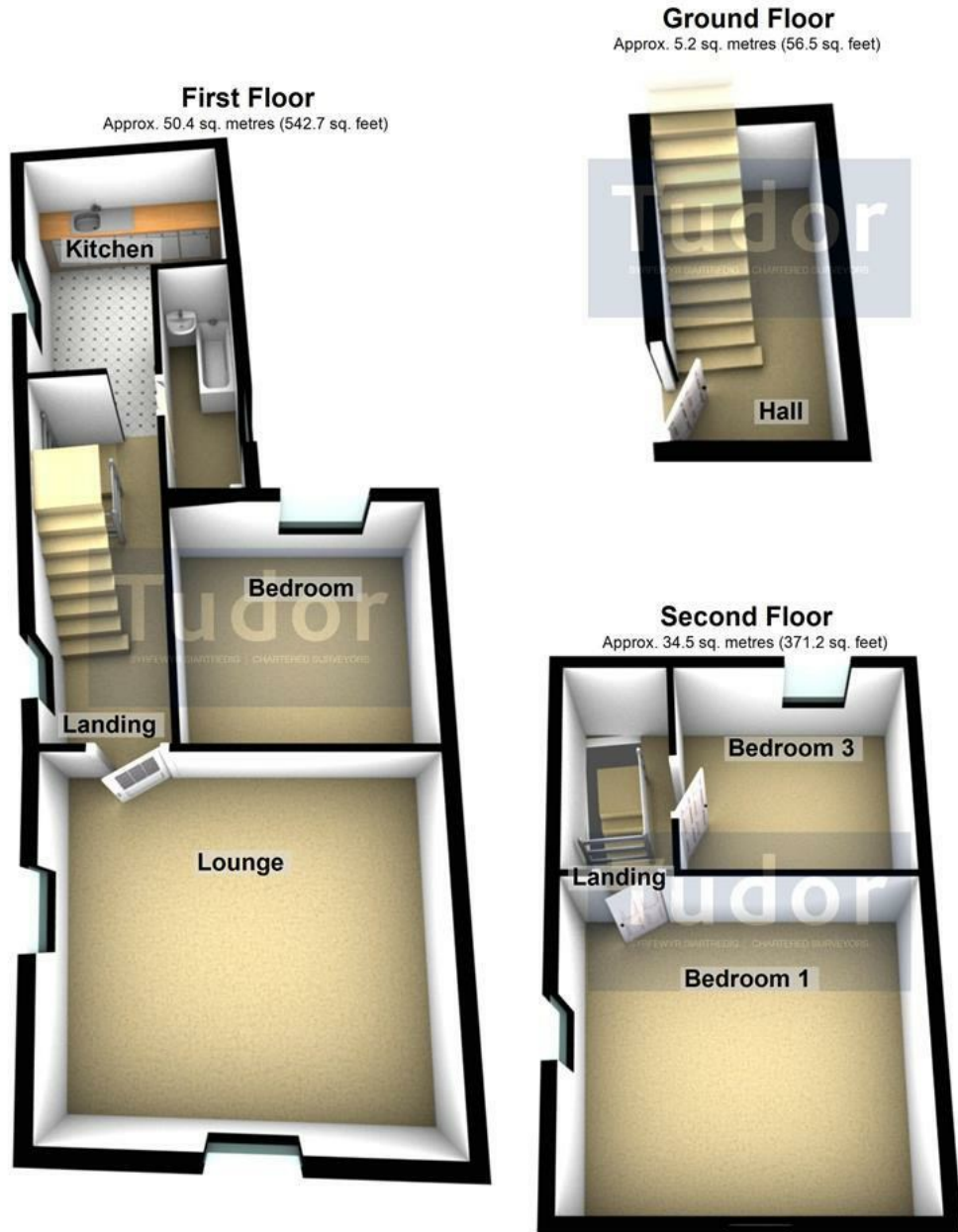
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

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Total area: approx. 90.2 sq. metres (970.4 sq. feet)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Warranted	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales



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[www.huwtudor.co.uk](http://www.huwtudor.co.uk)