

# Tudor

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



## 7 Penlon Caernarfon, Pwllheli, LL53 5LF

**Or nearest offer £149,995**

- Ty Teras | Inner Terrace
- Tair Ystafell Wely | Three Bedrooms
- Gardd Teras | Terraced Garden
- Gyfleus i'r Dref | Convenient for the Town
- Gwres Canolog | Gas Central Heating
- Dim Cadwyn | No Onward Chain



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Mae bleser gan Werthwyr Eiddo a Syrfewyr siartredig Tudor cynnig y bwthyn teras cyfforddus hwn, wedi'i leoli'n gyfleus ger Stryd Fawr, y marina, a'r traeth. Lleoliad poblogaidd ym Mhwllheli, tref farchnad fywiog gyda amwynderau rhagorol. Cyntedd. LolfaYstafell Fwyta. Cegin. Tair Ystafell Wely. Ystafell Ymolchi. Ardd Gefn. Ffenestri Dwbl a Gwres Canolog Nwy. Dim cadwyn ymlaen.

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this inner terraced cottage situated in a convenient position within easy walking distance of the High Street and shops. The property is also conveniently located for the marina, harbour and beach. 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 comfortable accommodation briefly comprises of the following: - Hall. Open Plan Lounge/Dining. Kitchen. Three Bedrooms. Bathroom. Steps up to terrace rear garden. The property has the benefit of double glazing and gas central heating. No onward chain.

## LLAWR GWAELOD | GROUND FLOOR

### Cyntedd | Hall

Rheiddiadur. Grisïau i'r llawr cyntaf. Drws i:

Radiator. Stairs to first floor. Door to:

### Lolfa | Lounge-Dining 10'1 x 19'0 (3.07m x 5.79m)

Dau rheiddiadur. Lle tân gyda ' tân nwy'. Gwpwrdd dan grisïau. Cwpwrdd storio.

Two radiator. Living flame gas fire. Under stairs cupboard. Storage cupboard.

### Cegin | Kitchen 8'4 x 11'4 (2.54m x 3.45m)

Rheiddiadur. Uned cegin gyda sinc. Gofod ar gyfer rhewgell/oergell. Plymio ar gyfer peiriant golchi dillad. Popty gyda hob. Boiler Combi Worcester ar gyfer gwres canolog a dwr poeth. Drws allanol i'r cefn.

Radiator. Kitchen units with single drainer stainless steel sink unit. Space for fridge freezer. Plumbing for washing machine. Oven with ceramic hobs and extractor hood over. Worcester Combi boiler for central heating and hot water. Outside door to rear.

## LLAWR CYNTAF | FIRST FLOOR

### Pengrisïau | Landing

Rheiddiadur.

Radiator.

### Lloft 1 | Front Bedroom 12'10 x 10'11 (3.91m x 3.33m)

Rheiddiadur.

Radiator.

### Lloft 2 | Middle Bedroom 7'3 x 7'10 (2.21m x 2.39m)

Rheiddiadur.

Radiator.



# Tudor

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## Ystafell Ymolchi | Bathroom

Baddon a chawod drydan uwchben. Basn ymolchi. Toiled.

Panelled bath with shower over. Low level w.c. Vanity washbasin.

## Lloft 3 | Rear Bedroom 8'4 x 6'10 (2.54m x 2.08m)

Rheiddiadur.

Radiator.

## TU ALLAN | OUTSIDE

lard gefn gyda grisiau i fyny at ardd deras. Sied ardd. (Heb gynnwys ty gwydr).

Rear yard with steps up to terrace garden. Garden shed. (Greenhouse not included).

## GWASANAETHAU

Rydym yn deall bod y prif gyflenwad dwr, draenio, nwy a thrydan wedi'u cysylltu â'r eiddo. Dylai darpar brynwyr wneud eu hymholiadau eu hunain ynghylch addasrwydd a digonolrwydd y gwasanaethau hyn.

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.

## PERCHNOGAETH

Rydym yn deall bod yr eiddo yn rhydd-ddaliad gyda meddiant gwag ar gael ar ôl ei gwblhau.

We understand that the property is freehold with vacant possession available on completion.



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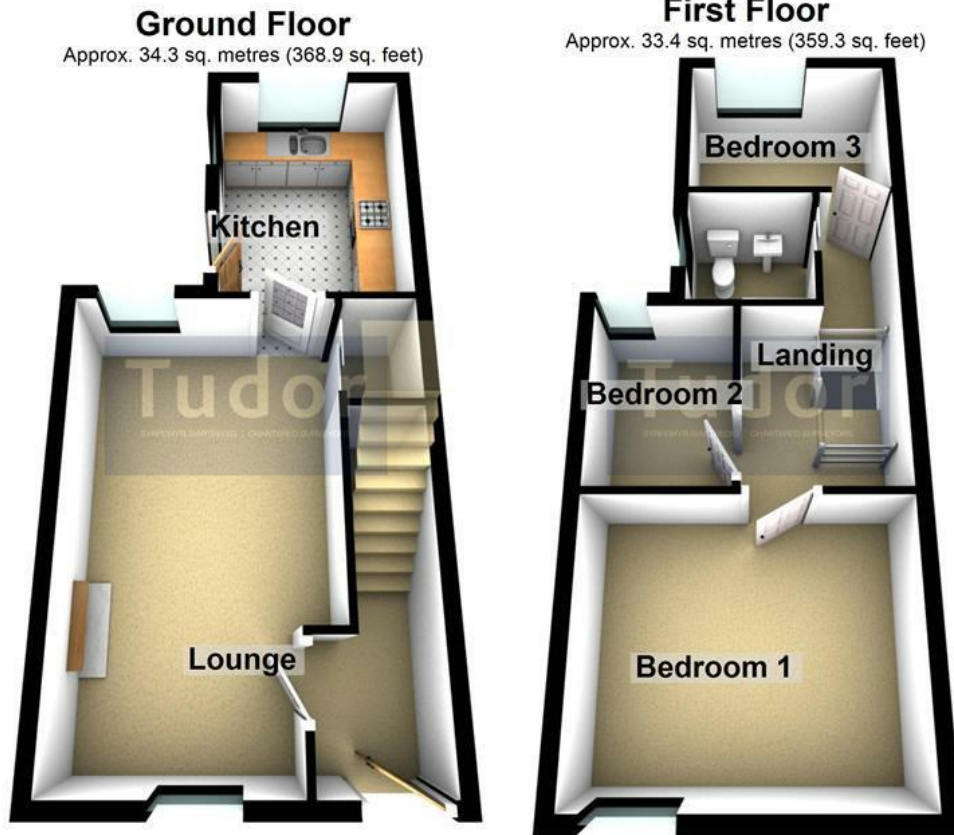
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Total area: approx. 67.7 sq. metres (728.2 sq. feet)

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(71-81) B			
(69-80) C				(59-70) C			
(55-68) D				(45-58) D			
(39-54) E				(29-44) E			
(21-38) F				(11-28) F			
(1-20) G				(1-10) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		84	87				



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