

# Tudor

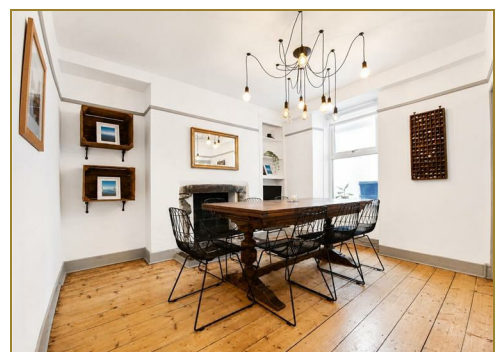
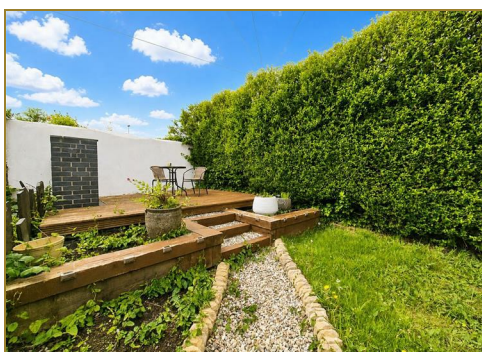
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



**11 New Street, Pwllheli, LL53 5HP**

**£170,000**

- Beautifully Presented Terraced
- Character Features Throughout
- Garden With Decking & Patio
- Two Bedrooms & Loft Room
- Located in the Heart of Pwllheli
- Contemporary Kitchen & Bathroom



# 11 New Street, Pwllheli, LL53 5HP

Tudor Estate Agents are pleased to present this beautifully presented terraced property arranged across three floors, ideally situated in the heart of Pwllheli.

Pwllheli is a vibrant coastal market town located on the stunning Llyn Peninsula, renowned for its beaches, marina and relaxed seaside atmosphere. The town offers a fantastic range of shops, supermarkets, schools, eateries' and leisure facilities, alongside excellent sailing and water sports opportunities with easy access to transport links.

Offering a wonderful blend of character features and modern styling, the property boasts bright and spacious accommodation throughout, including stylish reception areas with original wooden flooring throughout, a contemporary fitted kitchen, modern bathroom suite and generously sized bedrooms filled with natural light and charm.

The property has been tastefully updated while retaining its authentic character and briefly comprises of the following: Hall. Lounge. Dining Room. Kitchen. Utility Area. Two Bedrooms. Bathroom. Loft Room.

Externally, the property benefits from a rear terrace garden featuring decking and patio seating areas, together with a useful outside toilet and store room.

Inspection highly recommended.

## GROUND FLOOR

### Hall

Radiator. Stairs to first floor.

### Lounge 9'4" x 10'4" plus bay window (2.87m x 3.15m plus bay window)

Fireplace. Timber floor. Window seat into bay. Radiator.

### Dining room 9'11 x 11'3 (3.02m x 3.43m)

Radiator. Tiled floor. Door to:

### Kitchen 10'5 x 10'0 (3.18m x 3.05m)

Plus door recess.

Fitted kitchen with single drainer, one and a half bowl, stainless steel sink unit.

Plumbing for dishwasher. Tiled floor. Ceramic hob with filter hood over. Oven.

Radiator. Understairs cupboard. Opening to:

### Utility area 4'7 x 7'4 (1.40m x 2.24m)

Outside door. Tiled floor. Plumbing for washing machine. Cupboard with gas combi boiler for central heating and hot water.

## FIRST FLOOR

### Landing

Radiator. Stairs to second floor.

### Bathroom 6'2 x 9'11 (1.88m x 3.02m)

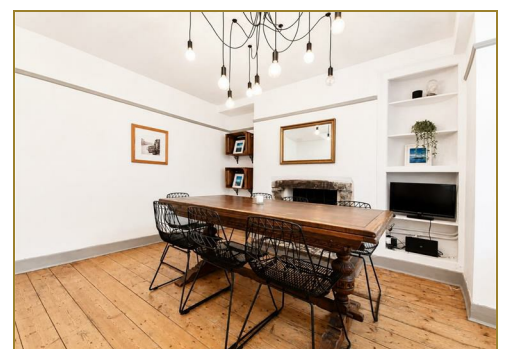
Low level W.C. Bath with mixer tap and shower attachment. Wash basin with cupboards under. Radiator/ towel warmer.

### Rear bedroom 7'3 x 10'10 (2.21m x 3.30m)

Radiator. Fixed high level bed with ladder.

### Front bedroom 12'1 x 11'1 (3.68m x 3.38m)

Fitted wardrobe with sliding mirror doors. Timber floor. Radiator.



# Tudor

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)

# 11 New Street, Pwllheli, LL53 5HP

## SECOND FLOOR

### Loft room 18'4 x 10'0 (5.59m x 3.05m)

Two radiators. Dormer window to rear. Velux to the front. Built in cupboard and storage.

### OUTSIDE

Rear terrace garden with deck and patio incorporating a barbeque area. Side entrance gate and store room.

### SERVICES

We understand that mains water, electricity, gas 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.



# Tudor

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)

# 11 New Street, Pwllheli, LL53 5HP



Total area: approx. 99.6 sq. metres (1072.3 sq. feet)

Copyright Tudor Chartered Surveyors & Estate Agents. For room identification only.  
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Worst		Current	Worst
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		
<b>62</b>			<b>75</b>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



# Tudor

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)