

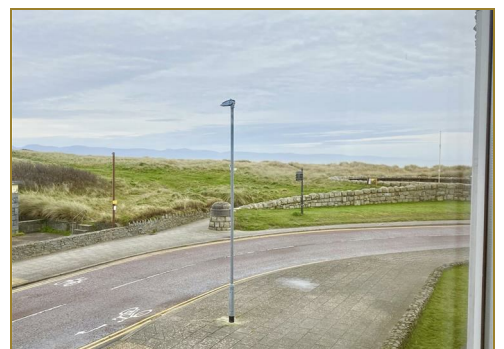
# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
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## Flat 4 Sarn Badrig, Embankment Road, Pwllheli, LL53 5AB **£475 Per calendar month**

- First Floor Flat
- Three Bedrooms
- Available 1st July
- Close to Beach, Harbour & Town
- Double Glazing & Central Heating
- Deposit £500



# Flat 4 Sarn Badrig Embankment Road, Pwllheli, LL53 5AB

This first floor flat is situated in a popular residential area close to the beach and promenade on the south side of Pwllheli and is within walking distance of the harbour, schools and town amenities.

Pwllheli is a thriving market town and seaside resort on the south side of the glorious Llyn Peninsula.

The flat has the benefit of gas central heating and briefly comprises of the following: -  
Communal Hallway. Hall. Lounge. Kitchen. Three bedrooms. Shower room and separate toilet.

## COMMUNAL AREA - FIRST FLOOR

The flat is approached via the communal hall and stairway which has a secure door access system.

### Hall

Cupboard with gas combi boiler for central heating and hot water.

### Cloak Room

Gas and electric meters.

### Kitchen 12'7 x 8'0 (3.84m x 2.44m)

Radiator. New white modern kitchen units incorporating single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine. Gas and electric point for cooker. Cupboard.

### Lounge 13'11 x 12'3 (4.24m x 3.73m)

Radiator.

### Bedroom 1 (Front) 9'11 x 12'3 (3.02m x 3.73m)

Radiator. Built in wardrobe.

### Shower Room 8'0 x 5'2 (2.44m x 1.57m)

Radiator. Pedestal washbasin. Shower tray.

### Toilet

Low level w.c.

### Bedroom 2 (Front) 11'8 x 12'4 (3.56m x 3.76m)

Radiator. Built in wardrobe.

### Bedroom 3 (Rear) 7'6 x 11'10 (2.29m x 3.61m)

Radiator. Built in wardrobe.



# Flat 4 Sarn Badrig Embankment Road, Pwllheli, LL53 5AB



From this office in the centre of Pwllheli proceed to the railway station roundabout and proceed along Y Cob (Embankment Road). Pass the cenotaph and straight on at the mini roundabout. Sarn Badrig is then on the right hand side just before the seafront. O.S. Ref SH 377-343. Sat Nav Ref LL53 5AB.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	73		71
	80		81
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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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)