

Tudor

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



Innes Golf Road, Pwllheli, LL53 5PR

£200,000

- Semi-Detached Residence
- Close to Beach & Golf Course
- Ripe for Refurbishment
- Popular Residential Area
- 2 Receptions & 3 Bedrooms
- Surprisingly Large Garden, Garage & Patio



Innes Golf Road, Pwllheli, LL53 5PR

Tudor Estate Agents & Chartered Surveyors have been favoured with instructions to offer this freehold semi-detached residence for sale which is situated in a popular and sought-after position close to the beach and golf course and is convenient for Pwllheli, a busy market town on the south coast of the glorious Llyn Peninsula and boasts excellent amenities including the award winning marina.

The property is a conversion of part of a former Victorian residence with a newer extension and briefly comprises: - Hall. Sitting room. Shower room. Toilet/shower room. Kitchen. Rear porch. Bedroom - All on the ground floor with open plan lounge/diner on the first floor and two bedrooms.

There is a large garden with parking to the seaward side of the property with double garage and patio.

GROUND FLOOR

Hall

Radiator. Cloaks cupboard. Stairs to first floor. Door to:

Sitting Room 8'9 x 9'6 (2.67m x 2.90m)

Solid fuel stove. Radiator. Quarry tiled floor. UPVC double glazed patio doors to patio and garden. Door to:

Shower Room

Low level w.c. Pedestal washbasin. Part tiled walls. Shower cubicle. Radiator. Wall mounted fan heater.

Shower Room/Toilet

Low level w.c. Raised hip bath shower. Radiator.

Kitchen 8'0 x 11'8 (2.44m x 3.56m)

Single drainer one and a half bowl sink unit. Radiator. Door to:

Rear Porch 6'1 x 4'2 (1.85m x 1.27m)

Outside door. Electric meters.

Bedroom 11'9 x 17'3 (3.58m x 5.26m)

Maximum measurements into bay window. Radiator. UPVC double glazed windows.



FIRST FLOOR

Open Plan Lounge/Diner 14'10 x 20'1 (4.52m x 6.12m)

Two radiators. Views over the golf course. Steps upto:

Rear Lobby

Bedroom 17'2 x 11'9 (5.23m x 3.58m)

Maximum measurements into bay window. 'L' shaped room. Radiator. Washbasin.

Bedroom 8'0 x 10'11 (2.44m x 3.33m)

Radiator. Washbasin.



OUTSIDE

Gardens. Paved rear garden.



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DOUBLE GARAGE

Pre-fabricated.

SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. 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.



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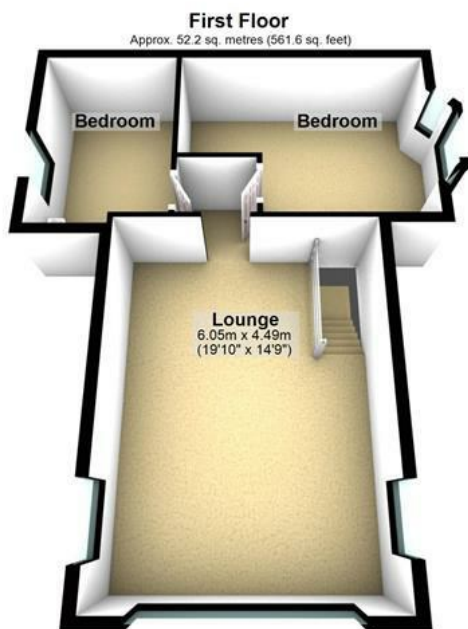
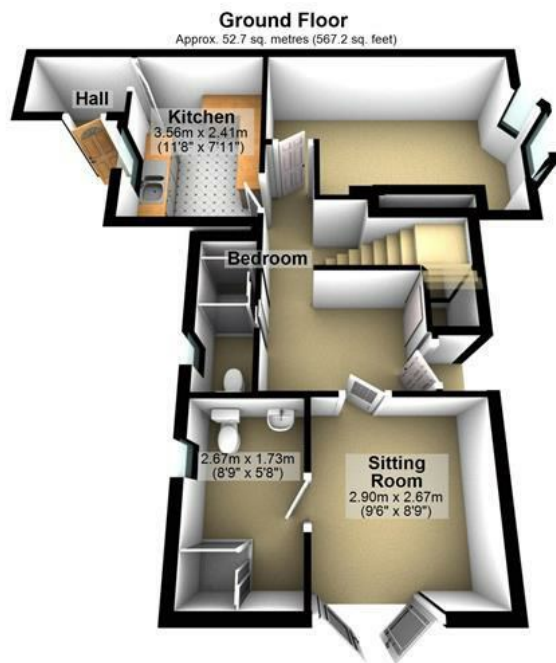
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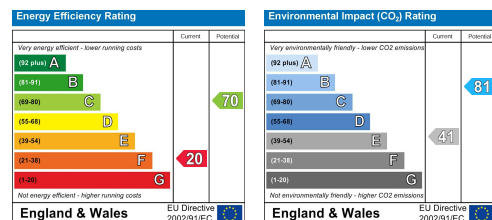


Total area: approx. 104.9 sq. metres (1128.7 sq. feet)

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Plan produced using PlanUp.

Innes, Golf Road, Pwllheli

From this office in the centre of Pwllheli proceed through Y Maes the site of the weekly Wednesday market and then proceed along Penrhydliniog and then at the mini roundabout merge onto Cardiff Road, over bridge and then bear right at the next junction (onto Golf Road). Proceed along Golf Road almost as far as the golf course, turn left and Innes is on your left hand side. O.S. Ref SH 365-340. Sat Nav Ref: LL53 5PR.



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