

Tudor

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Carrog 14 Glan Cymerau, Pwllheli, LL53 5PU

£255,000

- Semi-Detached Residence
- Close to Schools, Golf & Beach
- Gardens, Parking & Garage
- Popular & Sought After Location
- 3 Receptions & 3 Bedrooms
- Inspection Recommended



Carrog 14 Glan Cymerau, Pwllheli, LL53 5PU

This substantial semi-detached residence is situated in a convenient and sought-after location close to the beach, schools, leisure centre and golf course. The property is also within walking distance to the town. Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities.

The spacious accommodation has the benefit of double glazing and gas central heating and briefly comprises of the following: -

Hall. Cloak room. Living room opening to dining area. Kitchen. Utility. Garage. First floor: - Three bedrooms. Sun lounge with patio door leading to small balcony area. Bathroom.
Parking and easily maintained gardens with shed.

GROUND FLOOR

Recessed Porch

Hall

Engineered oak floor. Stairs to first floor. Radiator.

Cloak Room

Pedestal washbasin. Low level w.c.

Lounge 11'5 x 17'5 (3.48m x 5.31m)

Radiator. Living flame gas fire. Opening to:

Dining Room 10'0 x 9'8 (3.05m x 2.95m)

Radiator. Door to:

Kitchen 9'10 x 19'10 (3.00m x 6.05m)

Maximum measurements. 'L' shaped room. Two radiators. Kitchen units with single drainer sink unit with mixer tap. Tiled floor. Space for fridge and cooker. Door to hall.

Utility Room 8'11 x 5'10 (2.72m x 1.78m)

Tiled floor. Plumbing for washing machine. Outside door. Door to:

Garage 9'0 x 18'4 (2.74m x 5.59m)

Up and over door. Electric and gas meter. Water tap.



FIRST FLOOR

Landing

Boiler cupboard with gas combi boiler for central heating and hot water.

Bedroom 1 (Front) 11'1 x 13'6 (3.38m x 4.11m)

Radiator. Built in wardrobe.

Bedroom 2 (Rear) 12'3 x 11'7 (3.73m x 3.53m)

Maximum measurements. 'L' shaped room. Built in wardrobes.

Bedroom 3 (Front) 8'0 x 9'10 (2.44m x 3.00m)

Radiator.



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

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Bathroom

White suite comprising vanity washbasin with cupboards under. Low level w.c. Radiator. Panelled bath with mixer tap and electric shower over. Part tiled walls.

Sitting Room/Bedroom 4 8'11 x 17'0 (2.72m x 5.18m)

Radiator.

OUTSIDE

Paved parking area and garden. Rear garden with paved patio.

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.



From the town proceed through Y Maes the site of the weekly Wednesday market, over the bridge and along Lon Caerdydd. Bare right (towards the golf) and take the first exit on the left to Glan Cymerau and Carrog is the first property on the left. OS Reference: - SH 369-344. Satellite Navigation Reference: - LL53 5PU.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | | (91 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 ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |



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