

Tudor

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Lower Ground Floor Flat Sea Breeze, Pwllheli, LL53 5AL

£105,000

- Seafront Flat Leasehold/Freehold
- Modernised & Improved
- Two Bedrooms, Lounge & Kitchen/Diner
- Lower Ground Floor
- Central Heating & Double Glazing
- Garden & Parking



Lower Ground Floor Flat Sea Breeze, Pwllheli, LL53 5AL

This lower ground floor flat is situated on the South facing seafront promenade in Pwllheli and is conveniently located for the harbour and beach.

Pwllheli is a busy market town and seaside resort situated on the South side of the glorious Llyn Peninsula. The accommodation has been modernised and improved, has the benefit of double glazing and central heating briefly comprises the following:-

Lounge. Kitchen/diner. Utility/store. Two bedrooms. Shower room.

Rear garden with ample parking spaces and outbuilding/stores. Communal paved front garden area with spectacular sea views.

LOWER GROUND FLOOR

Lounge 15'3 x 13'6 (4.65m x 4.11m)

Mock fire place. Radiator.

Utility/Store 4'0 x 9'1 (1.22m x 2.77m)

Plumbing for washing machine.

Kitchen/Diner 12'11 x 12'6 (3.94m x 3.81m)

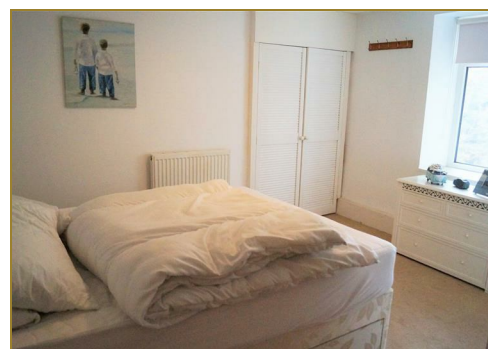
Fitted kitchen with ceramic hobs and oven with filter hood over. Single drainer stainless steel sink unit. Radiator. Outside door to rear.



Inner Hall

Bedroom 12'11 x 12'6 (3.94m x 3.81m)

Maximum measurements. Radiator. Worcester Bosch combi boiler for central heating and hot water.

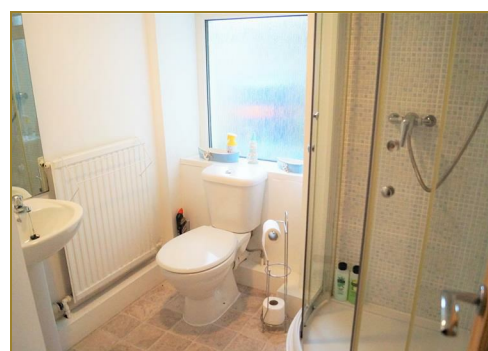


Shower Room

Pedestal wash basin. Low level W.C. Corner shower unit. Radiator.

Bedroom 5'10" x 10'0" (1.78 x 3.05)

Radiator. Window to kitchen.



OUTSIDE

Communal paved front garden area with sea views. Rear garden with ample parking area and outbuilding/stores.

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 sold by long leasehold from 26.10.2012 for Lease of 125 years with a 1/5th share of the freehold property.



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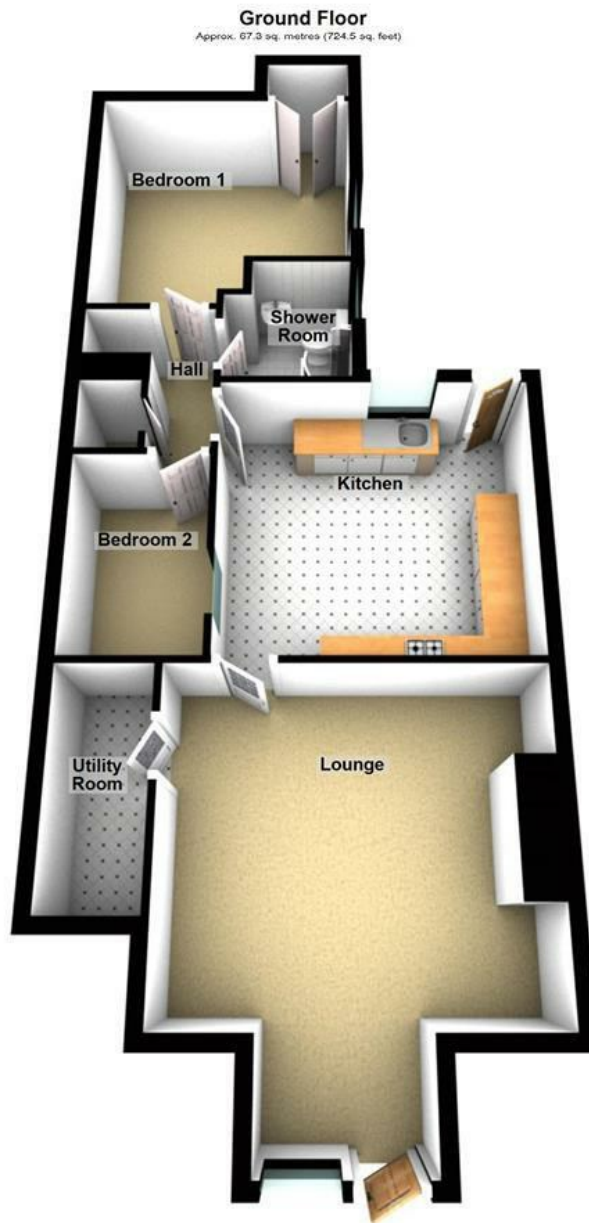
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Total area: approx. 67.3 sq. metres (724.5 sq. feet)

Disclaimer: These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. Copyright H Tudor Afri Fab Cyl
Plan produced using PlanUp.

From this office in the centre of the town proceed towards the railway station. At the mini roundabout turn right and proceed along the embankment past the council offices (on your right). Proceed straight on at the mini roundabout adjacent to the Victoria Hotel and onto the seafront. Proceed past the entrance to Potts Street and Sea Breeze is then on the right hand side. O.S Ref:- SH376-342. Sat Nav Ref: LL53 5AL

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
(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 ₂ emissions		
England & Wales	70	80	England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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