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Apartment 7 Talcymerau Mawr, Pwllheli, LL53 5PW

£100,000

- Ground Floor Apartment
- Two Bedrooms
- Private Garden Area
- Ripe for Refurbishment
- Close to Beach & Golf Course
- Subject to New Long Leasehold



Apartment 7 Talcymerau Mawr, Pwllheli, LL53 5PW

This ground floor apartment forming part of Talcymerau Mawr occupies a delightful setting on the outskirts of the town.

The property is within easy walking distance of the beach, leisure centre and golf course. The property is also convenient for the town and shops. Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre and marina.

The accommodation is ripe for refurbishment and comprises of the following: -

Entrance hallway. Lounge. Kitchen. Shower room. Two bedrooms.

The apartment has the benefit of a private garden area and the use of communal gardens to the front. Allocated parking area to the rear.

Entrance Hallway

Leading to:

Lounge 14'8 x 19'7 (4.47m x 5.97m)

Maximum measurements into deep bay window. 'L' shaped room. Night storage heater.

Kitchen 6'4 x 8'5 (1.93m x 2.57m)

Single drainer stainless steel sink unit.

Shower Room 6'7 x 6'3 (2.01m x 1.91m)

Pedestal washbasin. Low level w.c. Shower cubicle with electric shower.

Bedroom 2 6'7 x 9'10 (2.01m x 3.00m)

Bedroom 1 14'9 x 8'3 (4.50m x 2.51m)

Maximum measurements. Plus door recess. Night storage heater.

SERVICES

We understand that mains water, electricity 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 offered by a new long leasehold with vacant possession available on completion. Ground rent £125 per annum. Service charges apply - further details available on request.



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Ground Floor
Approx. 57.7 sq. metres (621.6 sq. feet)

Total area: approx. 57.7 sq. metres (621.6 sq. feet)

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Plan produced using PlanUp.

Apartment 7, Talcymerau Mawr, Pwllheli

