

Tudor

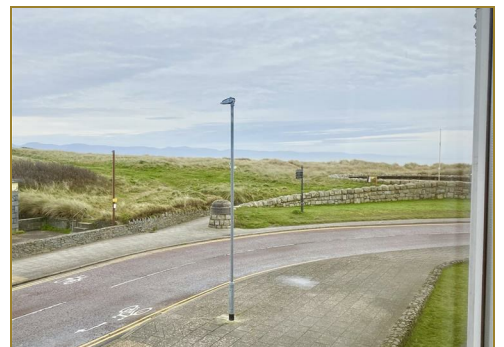
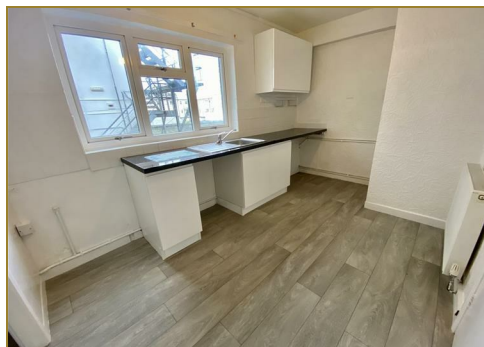
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Flat 4 Sarn Badrig Embankment Road, Pwllheli, LL53 5AB

£129,500

- First Floor Flat
- Three Bedrooms
- Available Immediately
- Close to Beach, Harbour & Town
- Double Glazing & Central Heating
- Long Leasehold



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 former local authority flat is available by way of a long lease and briefly comprises of the following: - Communal Hallway. Hall. Lounge. Kitchen. Three bedrooms. Shower room and separate toilet. The long leasehold is for a term of 125 years lease from 1985, ground rent and service charge.

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.

SERVICES

We understand that mains water, electricity, drainage and gas 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 for 125 years from 1985. Ground rent £10 per annum. The service charge account in 2020 was £548.45 including insurance.



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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 ₂) Rating	
Current	Potential	Current	Potential
73	80	71	81
<small>Very energy efficient - lower running costs</small> <small>EU Directive 2002/91/EC</small> England & Wales		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>EU Directive 2002/91/EC</small> England & Wales	



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