

# Tudor

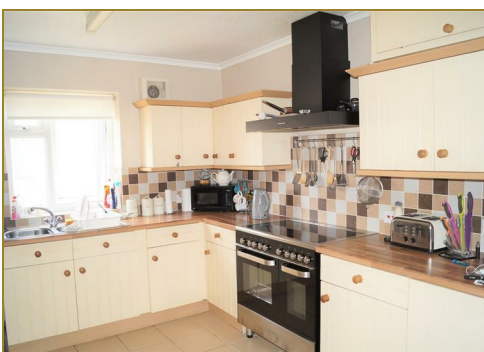
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



**9 Morfa'r Garreg, Pwllheli, LL53 5AU**

**£159,500**

- Semi-detached Residence
- Spacious Accommodation
- Gardens & Parking
- Close to Harbour, Beach & Schools
- 3 Receptions & 4 Bedrooms
- Double Glazing & Central Heating



# 9 Morfa'r Garreg, Pwllheli, LL53 5AU

This semi-detached former local authority residence is situated in a convenient position close to the beach, harbour and schools.

The property is also conveniently located for the amenities.

Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula. The comfortable accommodation has the benefit of double glazing and gas central heating and briefly comprises of the following: -

Hall. Lounge. Open plan kitchen/dining room with double doors to lean-to conservatory and utility. Bathroom. Four bedrooms on the first floor.

Garden to front and side. Patio, deck, shed and parking area at the rear.

## GROUND FLOOR

### Hall

UPVC double glazed door. Radiator. Tiled floor. Stairs to first floor.

### Bathroom 6'0 x 8'3 (1.83m x 2.51m)

Modern white suite with panelled bath with shower over. Low level w.c. Washbasin. Towel warmer/radiator. Part tiled walls. Boarded ceiling. Two UPVC double glazed windows.

### Lounge 11'8 x 11'10 (3.56m x 3.61m)

Radiator. Gas point for gas fire. Feature timber mantle over space for fire. UPVC double glazed window.

### Open Plan Kitchen/Diner

#### Dining Area 11'10 x 11'10 (3.61m x 3.61m)

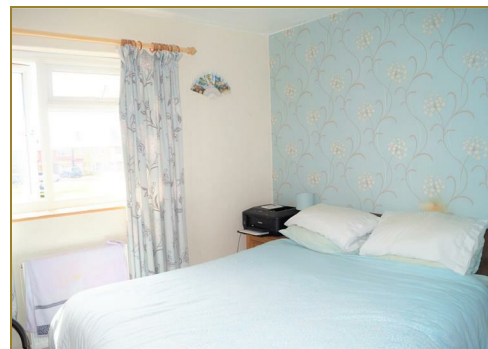
Patio door to conservatory. Radiator. Oak effect laminate floor. Opening to:

#### Kitchen Area 10'4 x 8'8 (3.15m x 2.64m)

Modern cottage style kitchen units with single drainer one and a half bowl stainless steel sink unit with mixer tap. Worcester combi boiler for central heating and hot water. Space for cooker/range with filter hood over.

#### Conservatory 11'5 x 6'3 (3.48m x 1.91m)

UPVC double glazed windows and door with opening to utility area.



## FIRST FLOOR

### Landing

#### Bedroom 1 (Front) 10'8 x 11'11 (3.25m x 3.63m)

Radiator. Built in wardrobe.

#### Bedroom 2 (Rear) 10'8 x 11'11 (3.25m x 3.63m)

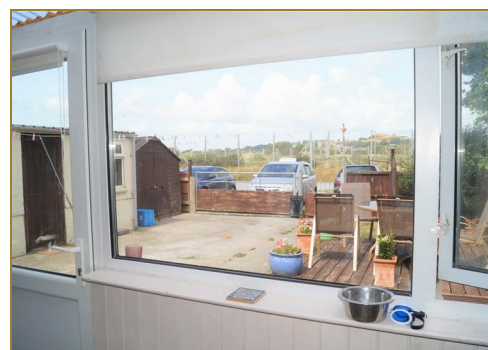
Radiator. Built in wardrobe.

#### Bedroom 3 (Front) 10'5 x 8'5 (3.18m x 2.57m)

Radiator.

#### Bedroom 4 (Rear) 10'6 x 6'10 (3.20m x 2.08m)

Radiator. Built in wardrobe.



# Tudor

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## OUTSIDE

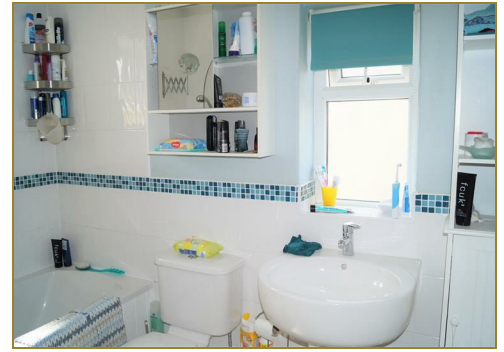
Parking area and deck garden at the rear. Front garden.

## 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. There is an annual estate service charge payable to CCG 2017 charge £25 per annum.



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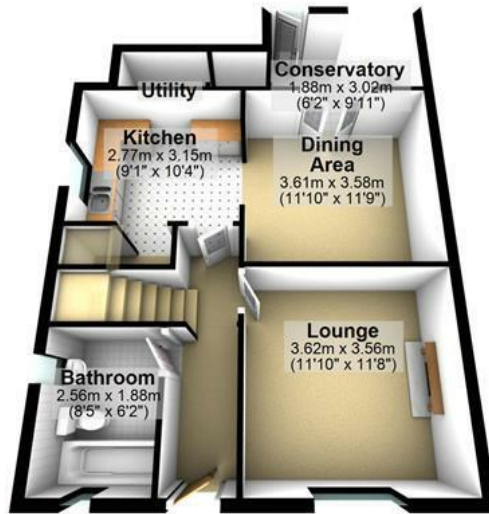
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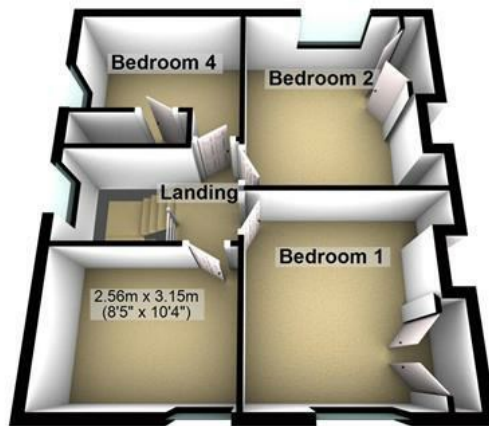
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Ground Floor

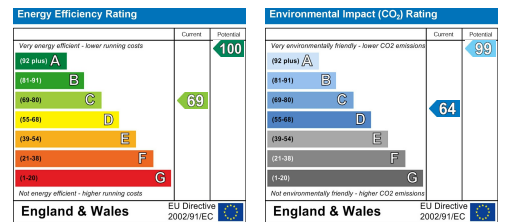


First Floor



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

From Tudor Estate Agents office in the centre of Pwllheli, proceed towards the Railway Station and turn right at the mini roundabout. Proceed along the Y Cob (Embankment), passing the Cenotaph on your left. At the next mini roundabout (adjacent to the Victoria Hotel) turn left and pass through Bron Y De. Take the left fork in the road and Number 9 is then on the left handside. O.S. Ref: SH 379-345. Sat Nav Ref: LL53 5AU.



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