

Tudor

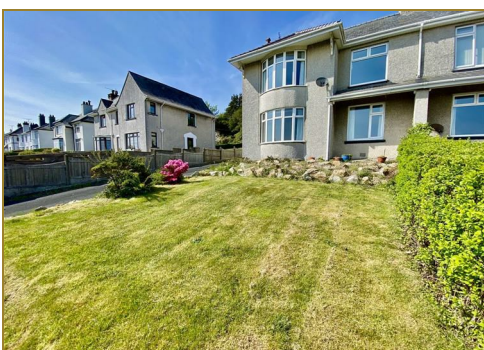
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Maes Gwyn Ala Road, Pwllheli, LL53 5BN

£380,000

- Spacious Family Residence
- Large Garden & Grounds
- Convenient for the Town
- 3 Receptions & 4 Bedrooms
- Elevated Position
- Excellent Opportunity



Maes Gwyn Ala Road, Pwllheli, LL53 5BN

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this spacious family residence for sale, located in this popular residential area within walking distance of the town.

Pwllheli is a thriving market town located on the south side of the glorious Llyn Peninsula which boasts excellent amenities including marina, leisure centre and golf course.

The comfortable accommodation has the benefit of gas central heating and briefly comprises of:
Hall. Three reception rooms. Kitchen. Toilet. Four bedrooms and bathroom.

The property is located on a large plot with gardens to front and rear. Garage. Outbuilding. Ample parking.

GROUND FLOOR

Hall

Radiator. Attractive oak floor. Stairs to first floor.

Toilet

Low level w.c. Washbasin. Under stairs cupboard.

Lounge 13'10 x 14'5 (4.22m x 4.39m)

Radiator. Tiled surround fireplace with living flame gas fire. Bow window.

Living Room 12'1 x 13'11 (3.68m x 4.24m)

Radiator. Oak surround fireplace.

Rear Hall

Outside door.

Breakfast Room 10'9 x 12'8 (3.28m x 3.86m)

Radiator. Gas combi boiler for central heating and hot water.

Kitchen 12'2 x 9'10 (3.71m x 3.00m)

Fitted kitchen units. Single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine. Integral fridge freezer.

FIRST FLOOR

Landing

Radiator.

Bedroom (Front-West) 13'11 x 12'2 (4.24m x 3.71m)

Bow window. Washbasin. Radiator.

Bedroom (Front-East) 10'8 x 14'0 (3.25m x 4.27m)

Radiator.

Bedroom (Rear) 9'9 x 12'8 (2.97m x 3.86m)

Radiator.

Bathroom 9'0 x 8'5 (2.74m x 2.57m)

Panelled bath. Low level w.c. Washbasin. Radiator/towel warmer.

Bedroom/Study 6'2 x 9'10 (1.88m x 3.00m)

Fixed desk.



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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

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OUTSIDE

Drive and parking area. Front garden. Large rear garden extending up the slope offering great potential.

Garage

With up and over door.

Outbuilding 5'8 x 12'11 (1.73m x 3.94m)

Plumbing for washing machine. Washbasin. Toilet.

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

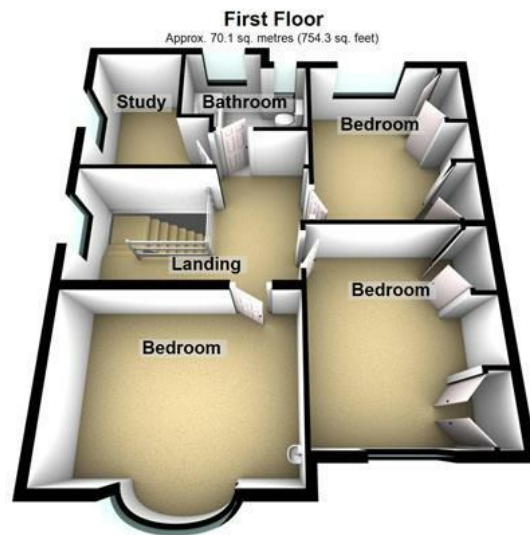
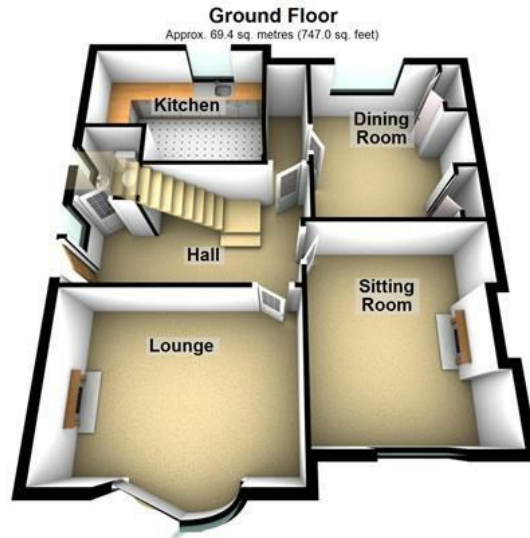
We understand that the property is freehold with vacant possession available on completion.



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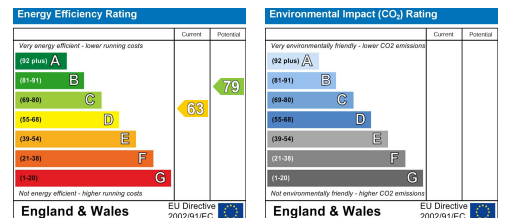


Total area: approx. 139.5 sq. metres (1501.4 sq. feet)

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Plan produced using PlanUp.

Maes Gwyn, Yr Ala, Pwllheli

From this office in the centre of Pwllheli, proceed along Yr Ala, passing the police station on your right. Then take the first right turning, just after the postbox, proceed up the hill follow the road around and Maes Gwyn is then on the right hand side. O.S. Ref SH 367-349. Sat Nav Ref LL53 5BN.



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