

Tudor

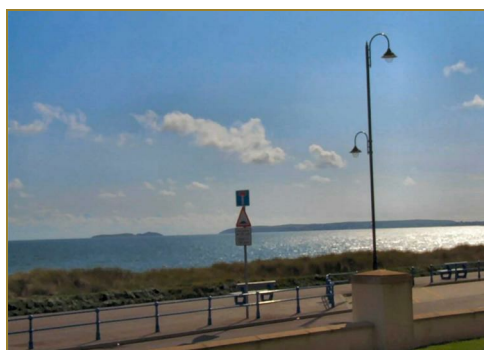
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Apartment 6 West End Point, Pwllheli, LL53 5PN

£215,000

- Stunning sea front apartment
- Comfortable modern accommodation
- Two Bedrooms one with en-suite
- Spectacular sea views-Southerly aspects
- Open plan Lounge/Diner & Kitchen
- Use of Swimming pool fitness room and steam room



Apartment 6 West End Point, Pwllheli, LL53 5PN

This stunning sea front apartment is situated on the ground and first floor of this superb development and has the benefit of spectacular sea views from the ground and first floor rooms.

West End Point is situated on the South facing, recently refurbished, promenade and has easy access to the beach. The Golf Course and Leisure Centre are within walking distance. Pwllheli is a busy market town and seaside resort located on the South side of the Llyn Peninsula and boasts excellent amenities including the award winning marina.

The apartment has excellent accommodation which briefly comprises of the following:-

Communal Hallway approached by lift from the car parking area. Hall. Open plan Lounge/Kitchen/Diner. Two bedrooms, one with en-suite shower room. Bathroom.

Communal gardens to the front. One car parking space in the secured parking area.

The occupiers of the apartment have the benefit of the use of the swimming pool, fitness room and steam room.

LOWER GROUND FLOOR / BASEMENT LEVEL

COMMUNAL ENTERANCE

With benefit of a door intercom security system. Access to swimming pool, fitness room and steam room and also to the lift leading to the ground floor.

GROUND FLOOR

ENTERANCE HALLWAY

Radiator. Stairs to second floor. Door entry Security system. Karn dean oak effect floor throughout the apartment with carpets on the stairs and hallway.

LOUNGE/DINING/KITCHEN AREA

All with karn dean style timber effect floor. South facing Romeo and Juliette style window with Double Glazed patio doors overlooking the promenade and with spectacular views. Radiator. Under stairs cupboard.

KITCHEN AREA

Modern kitchen units with integral fridge and freezer. Washing machine. Dishwasher. Four burner gas hobs with extractor hood over. Double oven. Breakfast bar. Radiator

FIRST FLOOR

LANDING

PRINCIPLE BEDROOM 13'3" x 13'1" (4.04 x 3.99)

Maximum measurements. L-shaped room again with South facing Romeo and Juliette style balcony with spectacular sea views. Radiator.

EN-SUITE SHOWER ROOM

With modern white suite comprising:- pedestal wash basin. Low level W.C. Shower cubicle.

BATHROOM

Modern white suite comprising low level W.C. Pedestal wash basin. Bath with fixed shower screen and shower over. Large mirror. Extractor fan. Attractively tiled walls.

REAR BEDROOM 13'2" x 12'10" (4.01 x 3.91)

L-shaped room. Radiator.



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OUTSIDE

Allocated parking space in the secured rear car park. The occupiers of the apartments also have the use of the swimming pool, fitness room and steam room which are all accessed from the communal hallway at the basement level.

SERVICES

We understand that mains water, electricity, gas and drainage are connected to the property.

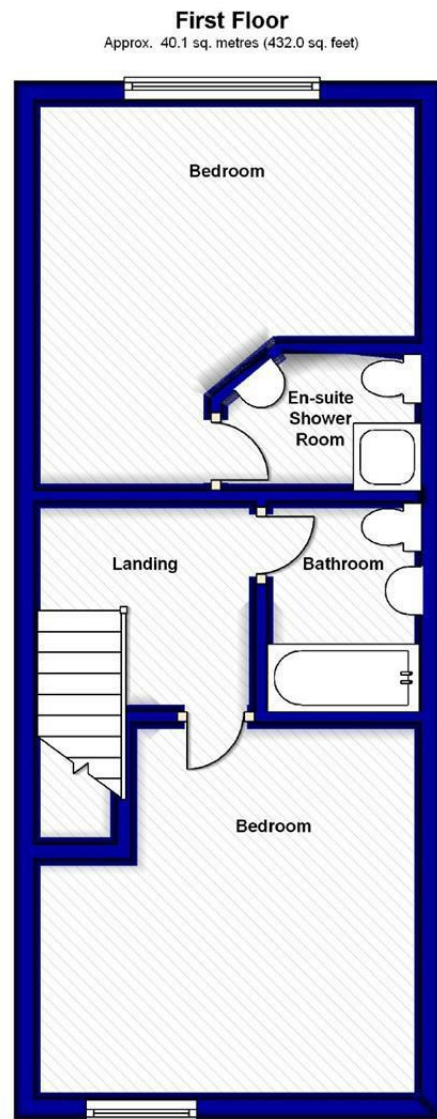
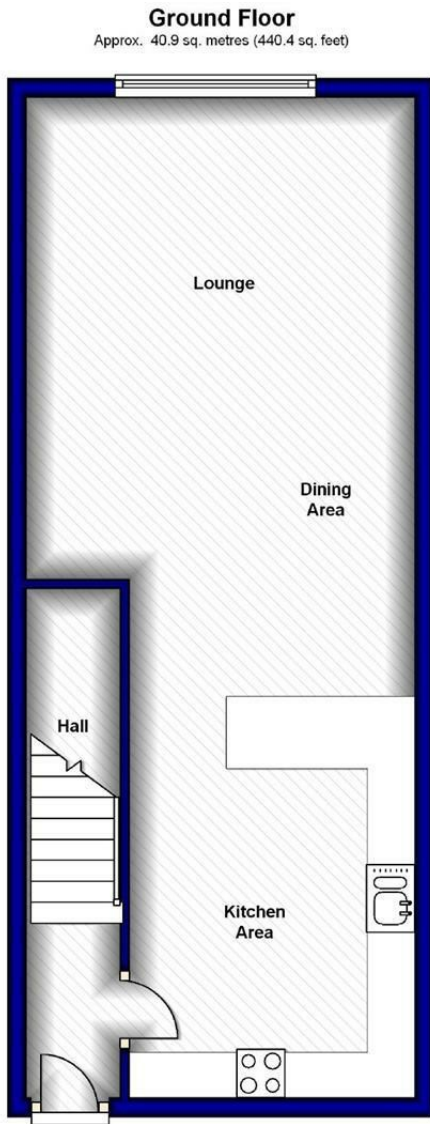
TENURE

We understand that the property is leasehold with vacant possession available on completion. We understand that the original term of the lease was 999 years dated 1st January 2003.

We understand that the ground rent is £200.00 per annum and the service charge is £1,600 per annum.

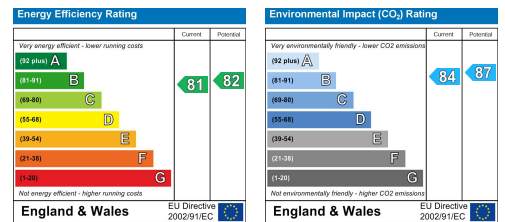


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Total area: approx. 81.0 sq. metres (872.4 sq. feet)

From this office in the center of Pwllheli proceed through Y Maes the site of the weekly Wednesday market and then proceed along Cardiff Road. Pass the School - Ysgol Glan Y Mor - and West End Point is the first property on the right hand side on the sea front. The entrance to the property is on Cardiff Road. Enter the communal hallway and proceed on the lift to the ground floor. The entrance to the apartment is to the right as you exit the lift. OS reference: - SH 370-341. Satellite Navigation Reference: - LL53 5PN



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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