



**4 New Street, Pwllheli, Gwynedd LL53 5HT • £100,000**

*An excellent first step on the property ladder!*

- Mid Terrace Stone Fronted House
- 2/3 Bedrooms
- Lounge With Dining Area
- Part Double Glazing
- Enclosed Garden To Rear
- Storage Shed
- Ideal First time Buy Or Investment Opportunity
- Convenient for Town Centre



## Description

An appealing first time buyer's opportunity to purchase a conveniently placed home for all seasons with the added attributes of a rear garden and access to a nearby public car park. Pwllheli is the unofficial capital of The Llyn Peninsula, in Northwest Wales, is a busy market town with a weekly market on Wednesday. Pwllheli has two beaches, South Beach, which is mainly shingle, has been awarded the Blue Flag Award for clean sands and waters. South Beach stretches from Gimblet Rock, across the promenade, and around towards Llanbedrog, whilst the impressive marina is now one of the best in Wales. Benefiting from being partially double glazed, the accommodation briefly comprises: Lounge with dining area, kitchen, 2 bedrooms, shower room and an attic room which could be an occasional bedroom or study.

## Location

New Street is located within easy walking distance of the town centre. The town of Pwllheli is a tourist destination with beautiful coastal scenery. Within easy reach is the golf course, leisure centre, beach and supermarkets and there is a regular bus service to the Caernarfon town centre. Pwllheli has a host of good restaurants to enjoy, independent traders and has one of North Wales' largest open air markets every Wednesday not to mention the renowned marina. The town also has a primary and secondary school and a 6th form College.

## The Accommodation Comprises:

### Lounge With Dining Area

12' 6 min 19' max (3.82m min 5.81m max) x 7' 8 min 10' 2 max (2.34m min 3.11m max)

### Inner Hall

### Shower Room

### Kitchen

8' 11 x 6' 7 (2.73m x 2m)

### First Floor Landing

### Bedroom 2

8' 11 (2.72m) x 5' 11 min 6' 7 max (1.8m min 2m max)

### Bedroom 1

10' x 10' 3 (3.06m x 3.12m)

### Attic Room / Bedroom 3

11' 9 x 10' 5 (3.59m x 3.17m)

## Outside

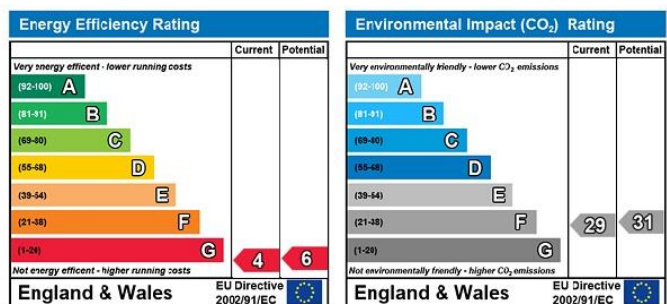
Enclosed yard and storage shed to rear with steps leading up to gravelled and lawned garden.

**Tenure:** We have been informed that the tenure is Freehold.

**Services:** We are informed by the seller that this property benefits from Mains Water, Electricity and Drainage.

**Last Update:** 23<sup>rd</sup> January 2012

**Directions:** From Caernarfon, follow the A487 in the direction of Porthmadog and then the A499 just after Dinas towards Pwllheli. On entering Pwllheli, continue over the mini roundabout onto Sand Street passing Asda on the right hand side and follow the road as it bears to the right then turn next left into New Street and the property is located on the left hand side.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

For identification purposes only.

