



West End Parade, Pwllheli, LL53

£225,000

Edrych am eiddo sydd gyda 2 lofft ac yn agos at y traeth? Ella mai hwn ydi'r un rydych wedi bod yn disgwyl am! | Looking for a ground and first floor low maintenance 2 bedroom (1 en-suite) apartment that's a stone throw away from the beach? This could be the one for you!

- Eiddo gyda golygfeydd panoramig o'r môr i'r tu blaen
- Cynllun agored gyda lolfa, lle bwyta a chegin
- Agos i'r traeth a lle parcio
- 2 Bedrooms (1 en-suite) and family bathroom
- uPVC double glazing and gas central heating
- 2 ystafell wely (1 en-suite) ac ymolchfa
- Ffenestri gwydr dwbl a gwres canolog
- Apartment with panoramic sea views
- Open plan lounge, dining area and kitchen
- Near beach with allocated parking plus on street parking

CRYNODEB | SUMMARY:

Edrych am eiddo sydd gyda 2 lofft ac yn agos at y traeth? Ella mai hwn ydi'r un rydych wedi bod yn disgwyl am!

Looking for a ground and first floor low maintenance 2 bedroom (1 en-suite) apartment that's a stone throw away from the beach? This could be the one for you!

CROESO | WELCOME:

Wedi ei osod ar ddau llawr gyda 2 Lofft (1 en-suite) ac ymolchfa i'r llawr gwaelod a chegin fodern, lle bwyta a lolfa i'r llawr gyntaf gyda golygfeydd braf.

Set over two floors, this stylish and light apartment features a superb open-plan kitchen, dining, and living area on the first floor and enjoys breathtaking panoramic views across southern Snowdonia, with the Cambrian coastline stretching to the left and St. Tudwal's Islands off Abersoch to the right.

Downstairs, the main bedroom has an en-suite shower room. Also on this floor are a second bedroom and a family bathroom. – perfect for soaking up the spectacular sea views through the south-facing patio door and Juliet balcony.

The majority of the contents have been handpicked for the apartment and if desired, they are available to purchase.

The secure complex offers allocated parking, a steam room, sauna, and shower facilities.



Council Tax Band: F

Tenure: Leasehold

Property Type: Apartment



CYNTEDD | COMMUNAL ENTRANCE:

Lift. Access to the Steam room, sauna & showers.

CYNTEDD | ENTRANCE HALL: - 1.8m x 4.98m (5'10" x 16'4") Maximum measurements.

uPVC double glazed door, radiator, stairs to first floor with storage cupboard under.

LLOFFT 1 | BEDROOM 1: - 3.99m x 5.09m (13'1" x 16'8") Maximum measurements.

uPVC double glazed window and patio doors and Juliet balcony to soak up the sea views. Radiator.

EN-SUITE: - 1.91m x 1.42m (6'3" x 4'8") Maximum measurements.

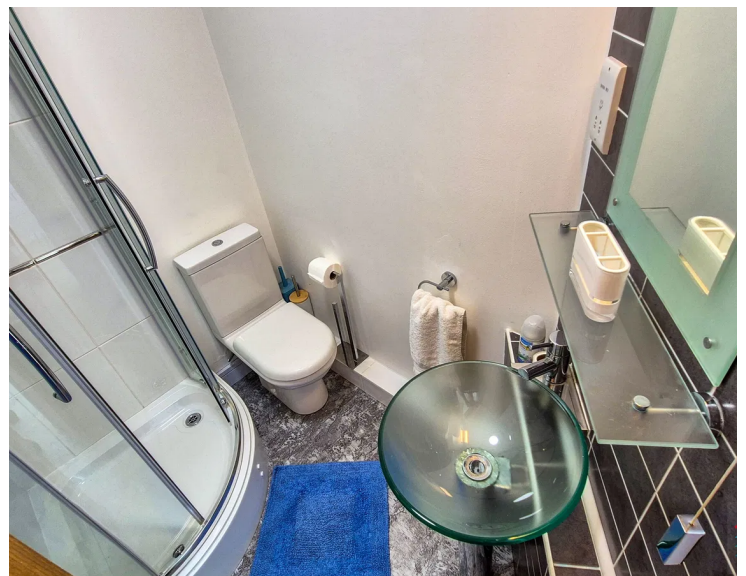
Shower cubicle, W.C., washbasin, radiator.

LLOFFT 2 | BEDROOM 2: - 2.91m Max x 3.36m (9'7" x 11'0")

uPVC double glazed window, radiator.

YSTAFELL YMOLCHI | BATHROOM: - 2.06m x 2.11m (6'9" x 6'11")

P shaped bath with shower over, W.C., washbasin.



PEN GRISIAU | FIRST FLOOR LANDING:

Door to:

CYNLLUN AGORED LOLFA, CEGIN A LLE BWYTA | OPEN PLAN LOUNGE, KITCHEN/DINER:

LOLFA | LOUNGE AREA: 3.99m x 3.93m (13'1" x 12'11")

3 uPVC double glazed windows and uPVC double glazed patio doors and Juliet balcony to enjoy panoramic sea views of southern Snowdonia, the Cambrian coastline to your left and St. Tudwal's Islands off Abersoch to your right. Radiator.

CEGIN GYDA LLE BWYTA | KITCHEN/DINER: - 4m max x 6.15m (13'1" max x 20'2")

Range of modern base and wall units with integrated appliances including microwave, oven, hob, dishwasher, washer dryer, fridge and freezer. Worktop overhang providing seating area.

TU ALLAN | OUTSIDE:

Allocated parking for 1 vehicle in the under cover garage, plus on street parking.

PERCHNOGAETH | TENURE:

Leasehold. Length of lease 999 years, start date 01/01/2003. Years remaining 977. Ground rent £200 per annum. Service charge £2160.64 per annum.

GWASANAETHAU | SERVICES (NOT TESTED):

We believe that mains water, electric, gas and drainage are connected. Gas combi boiler is located in a wall cupboard in the kitchen.

TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:

C (76)

TRETH CYNGOR | COUNCIL TAX BAND: F**CYFARWYDDIADAU | DIRECTIONS:**

From Pwllheli station square, proceed along Embankment Road. At the roundabout continue straight over onto the promenade, follow this road and West End Point apartment complex can be found on your left hand side on Cardiff Road. Map coordinates: 52.880259, -4.423155 What3words: ///

