

A most impressive south facing ground floor apartment situated on the promenade in the market town of Pwllhelli with stunning sea views. The apartment briefly comprises open plan lounge/dining/kitchen with south facing balcony, master bedroom with south facing balcony with sea views and an en-suite shower room, second bedroom, bathroom. The apartment benefits from gas central heating, PVCu double glazing and designated parking space. PLEASE NOTE: INTERNAL PHOTOGRAPHS ARE OF APARTMENT 12 WHICH HAS THE SAME LAYOUT.

DIRECTIONS

From the centre of Pwllheli proceed through Y Maes and then along Cardiff Road. Pass Glan Y Mor School and West End Point is the first property on the right hand side on the sea front. The entrance to the apartment is on Cardiff Road, enter the communal hallway and proceed on the lift to the second floor.

ACCOMMODATION

LOUNGE/KITCHEN/DINER 9.35m (30'8") x 3.66m (12')

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, integrated fridge and freezer, space for automatic washing machine, PVCu double glazed window to front, two double radiators, tiled flooring, stairs, PVCu double glazed entrance door, double door to balcony.

LANDING

Door to:

BEDROOM 1 2.77m (9'1") x 2.07m (6'9")

Radiator, double door to balcony, door to:

EN-SUITE SHOWER ROOM

Shower, wash hand basin and WC, radiator, tiled flooring.

BEDROOM 2 3.35m (11') x 1.96m (6'5")

PVCu double glazed window, radiator.

BATHROOM

Fitted with three piece suite with bath, wash hand basin and w.c, tiled splash backs, radiator.

OUTSIDE

Allocated parking space, the owners of the apartments also have use of the swimming pool, sauna and fitness room.

TENURE

Leasehold 999 years from 1st Jan 2003

SERVICE CHARGE

£1,600.00 annually.

GROUND RENT

£200.00 annually

















Energy Performance Certificate

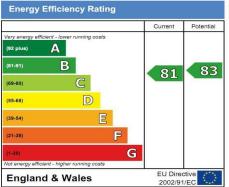


Apartment 1, 20 West End Parade, PWLLHELI, LL53 5PN Dwelling type: Mid-floor maisonette
Date of assessment: 01 October 2008
Date of certificate: 02 October 2008

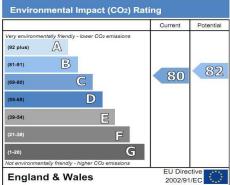
Reference number: 0098-1900-6270-5418-6040

Total floor area: 73 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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 are likely to be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------|---------------------|
| Energy use | 144 kWh/m² per year | 133 kWh/m² per year |
| Carbon dioxide emissions | 1.7 tonnes per year | 1.6 tonnes per year |
| Lighting | £69 per year | £34 per year |
| Heating | £209 per year | £214 per year |
| Hot water | £75 per year | £75 per year |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Page 1 of 5

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MISREPRESENTATION ACT 196

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