



**1 West End Point, West End Parade, Pwllheli, Gwynedd,
LL53 5PN, £140,000**

**HAF
JONES &
PEGLER**

A most impressive south facing ground floor apartment situated on the promenade in the market town of Pwllheli 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





