

EPC: E

Talcymerau Road, Pwllheli, Gwynedd

Asking Price: £99,995

Beresford Adams













Beresford Adams are pleased to present this top floor leasehold apartment, set within a well-kept development conveniently located near both the golf club and the seafront.

Beautifully maintained and designed for modern living, the apartment features double glazing and electric central heating throughout. Inside, an inviting entrance hall leads to a bright open plan lounge, dining area, fitted kitchen, with sunny aspect enhanced by a charming south-east facing bay window offering views across the gardens and beyond.

The property also includes a contemporary shower room, a useful storage cupboard, and a rear-facing master bedroom with a built-in wardrobe and a pleasant outlook over the communal grounds.

Talcymerau Mawr has a special sense of privacy and exclusivity. A gated driveway leads you into the rear courtyard where Number 6 enjoys the exceptional bonus of its own private garage, complete with power and a wall-mounted electric car charger.

Residents can also take full advantage of the wide, beautifully landscaped communal gardens, perfect for unwinding outdoors.

With a long lease, low running costs, and a Band A Council Tax rating, this apartment offers a wonderfully easy and enjoyable place to call home.







This plan is illustrative only,
its details cannot be relied upon and no liability is taken for any errors.

Floor Plan



Council Tax Band: **A**

Tenure: **Leasehold**

Service Charge: **£1,082**

Years Left on Lease: **135**

Ground Rent: **£125**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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