

Lon Ceredigion, Pwllheli, Gwynedd

Offers in the region of: £318,000

Beresford Adams








Toilet

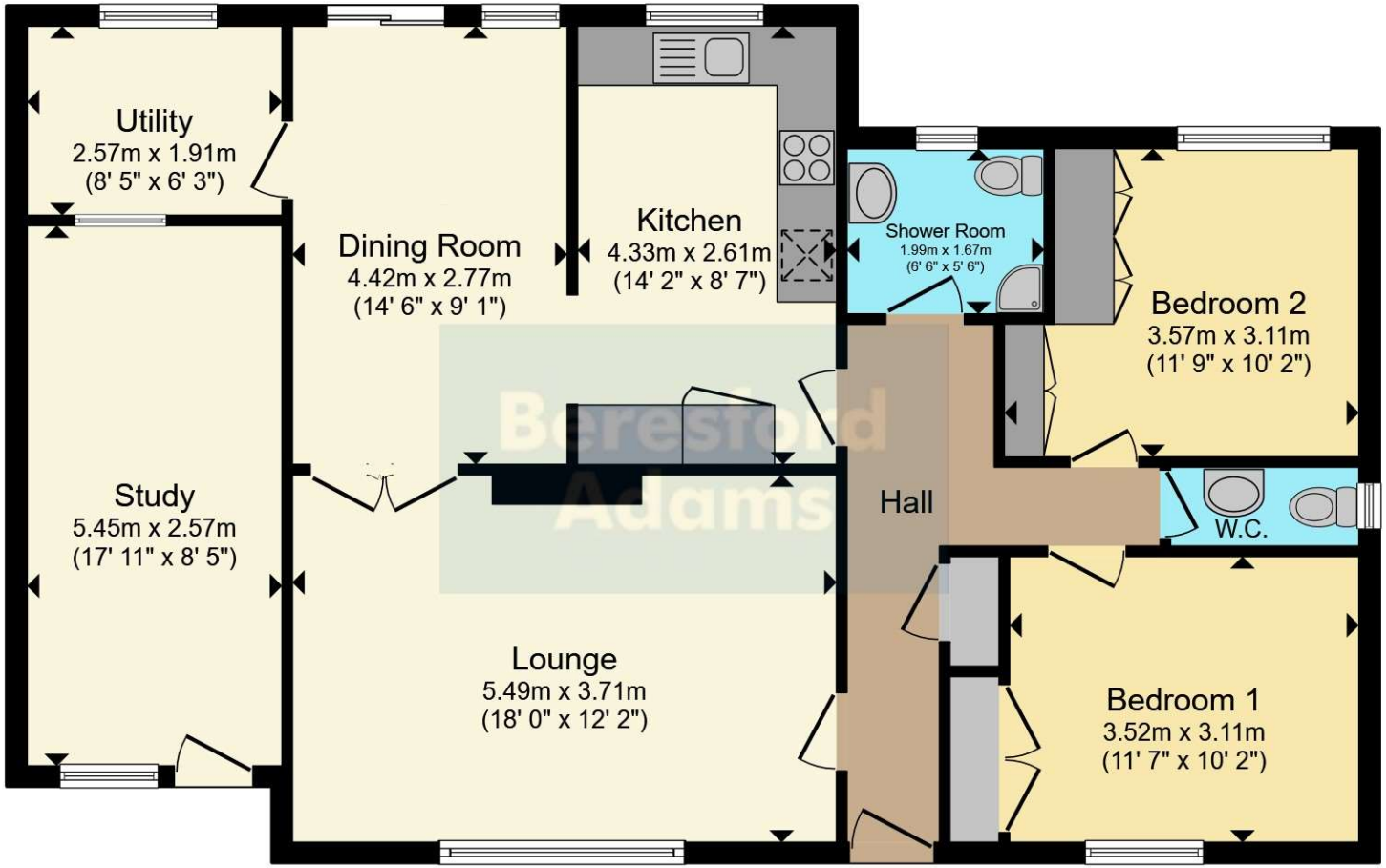




58 Lon Ceredigion is a delightful, well-appointed two bedroom bungalow a stone's throw from the popular Pwllheli Golf Club, a short stroll to the sandy beach and the primary and secondary schools.
There is access to a bus route on the cul de sac, which is also within close proximity of the GP surgery and local shops as well as the larger supermarkets.
The current vendor has maintained the property to the a high standard, benefitting from double glazing, solar panels and central heating throughout with new radiators throughout and the boiler is under warranty.
Comprising of a large living room with fireplace, dining room with door leading to the rear garden, kitchen with ample storage space, utility room with access to the converted garage.
Modern three piece shower room, two double bedrooms with second separate WC.
To the rear is lovely well maintained garden that is mainly laid to lawn with established perennial/border, large summerhouse that can be used for a variety of purposes.
Parking and garden to the front of the property, with gated side access to the rear.
Tenure: Freehold
Council Tax Band: D







Ground Floor

Total floor area 101.8 sq.m. (1,096 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.







Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

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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