

Glan Cymerau, Pwllheli, Gwynedd

Asking Price: £249,000

Beresford Adams













Bodlas is a beautifully spacious family home, occupying a highly sought-after residential position within the popular market town of Pwllheli. Conveniently located close to both primary and secondary schools, the leisure centre, and within easy walking distance of the beach, the property offers an ideal setting for family living.

The well proportioned accommodation provides generous living space throughout. To the ground floor, there is a welcoming and spacious lounge, a bright conservatory overlooking the rear garden, a fitted kitchen, and a practical utility room with WC.

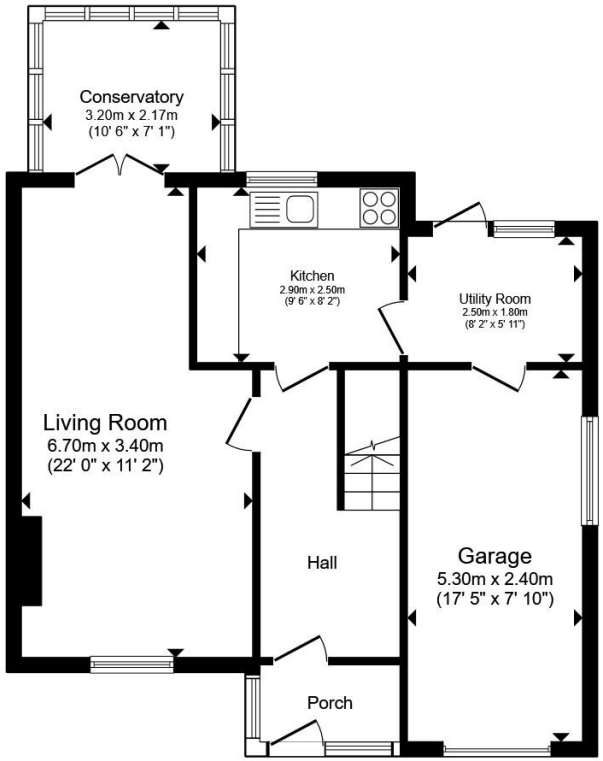
The first floor comprises three well-proportioned bedrooms together with a family bathroom.

Externally, the property benefits from a well maintained front garden and an attractive rear patio, perfect for outdoor dining, entertaining, or simply relaxing. A garage and private driveway provide off-road parking and further enhance the appeal of this delightful home.

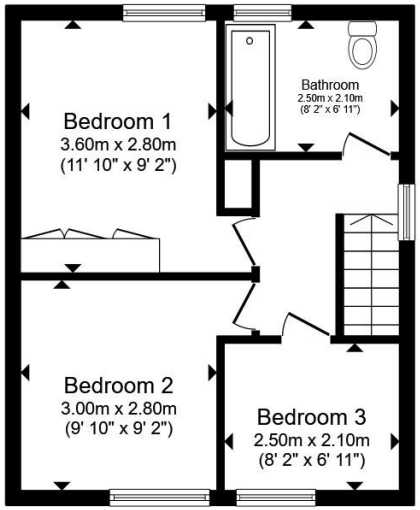
Offering comfortable family accommodation in a convenient and desirable location, Bodlas is a property that must be viewed to be fully appreciated.







Ground Floor



First Floor

Total floor area 94.0 m² (1,012 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Beresford Adams





Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01758 614198
E: pwllheli@beresfordadams.co.uk
91 High Street, Pwllheli, Gwynedd, LL53 5RR

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.

Beresford Adams is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: PWL_PWL260126_R6PL_8