



**CRUD YR AWEL, 3 GLAN CYMERAU
PWLLHELI LL53 5PU
£400,000**





CROESO | WELCOME:

Mae Crud Yr Awel wedi ei osod dros 2 lawr ac yn cynnig cartref braf sydd wedi ei leoli mewn lle poblogaidd a chyfleus i bopeth sydd gan y dre yma i gynnig. Gwres canolog a ffenestri gwydr dwbl, cyntedd, lolfa, cegin gyda lle bwyta, 'snug', iwtilliti, 3 llofft a ystafell ymolchi.

Gardd braf i'r cefn sydd yn mwynhau'r haul, gardd i'r tu blaen, lle parcio a garej.

Cryd Yr Awel is a detached family home with gas central heating and double glazed. Set over 2 floors with lounge, kitchen with extended dining area, snug, utility, 3 bedrooms and bathroom.



Outside you'll find a front patio and gravel garden with mature shrubs to borders. Off road parking, attached garage with power and light. Pedestrian access on both sides to enclosed south facing garden, a sun trap and ideal to enjoy alfresco living.

Convenient location for everything this seaside town has to offer including schools, leisure centre, beach and golf.



CYNTEDD | PORCH:

Composite door, exposed decorative stone to walls, uPVC double glazed windows. Door to:

CYNTEDD | ENTRANCE HALL:

Spacious area with stairs leading to first floor with storage under. Radiator.

IWTILITI | UTILITY:

5' 2" x 10' 2" (1.6m x 3.1m) Toilet, washbasin. Plumbing for washing machine, space for appliance. uPVC double glazing, radiator.



LOLFJA | LOUNGE:

13' 9" x 12' 1" (4.2m x 3.7m) uPVC double glazed window, radiator.

LLE BWYTA | EXTENDED DINING AREA:

10' 9" x 8' 6" (3.3m x 2.6m) Plus extended seating area 1.4m x 1.55m. 2 uPVC double glazed windows. Radiator. Opening to:

CEGIN | KITCHEN:

13' 9" x 9' 6" (4.2m x 2.9m) Range of base and wall units. Dishwasher, range with LPG hob, electric oven and extractor hood over. uPVC double glazed window and door to outside. Wall mounted gas combi boiler.



SNUG:

8' 2" x 11' 9" (2.5m x 3.6m) uPVC double glazed window, radiator.

PEN GRISIAU | FIRST FLOOR LANDING:

uPVC double glazed window. Access to roof space.

LLOFFT 1 | BEDROOM 1:

13' 11" x 11' 7" (4.25m x 3.55m) uPVC double glazed window, radiator.

LLOFFT 2 | BEDROOM 2:

13' 11" x 10' 2" (4.25m x 3.1m) Built-in wardrobe. uPVC double glazed window, radiator.

LLOFFT 3 | BEDROOM 3:

10' 7" x 8' 8" (3.25m x 2.65m) 2 x uPVC double glazed windows, radiator.

YMOLCHFA | BATHROOM:

Modern suite with P bath with tower shower, waterfall tap with hand shower attachment. Vanity unit with washbasin and storage. Toilet. Radiator





with towel rail. Fully tiled, uPVC double glazed window. Folding door to linen cupboard with slatted shelves and radiator.

TU ALLAN | OUTSIDE:

Driveway providing off road parking. Garage 2.7m x 5.5m with up and over door plus power and light. Front patio and gravelled garden with mature shrubs to borders. Pedestrian access to either side with gates leading to a lovely enclosed south facing garden, patio area and slabbed border surrounding lawned area. Garden shed.

NODYN | PLEASE NOTE:

We have been informed that the property is a non standard construction as it is steel framed.

PERCHNOGAETH | TENURE:

Freehold.

TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:

D

TRETH CYNGOR | COUNCIL TAX BAND:

E

GWASANAETHAU | SERVICES (NOT TESTED):

Mains water, electric, drainage and gas central heating are connected.

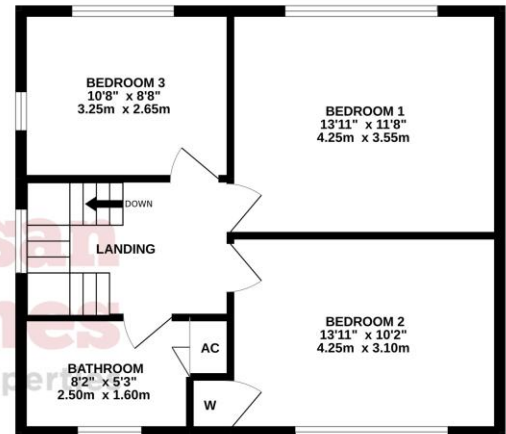
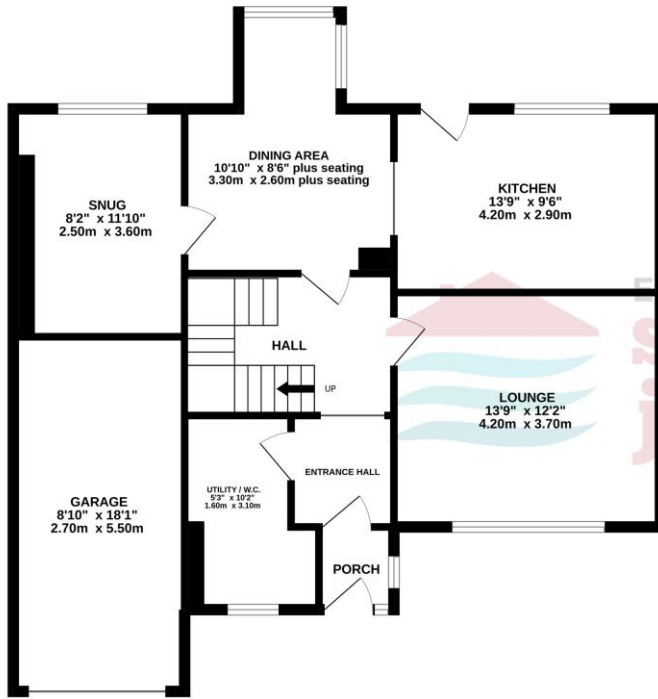
CYFARWYDDIADAU | DIRECTIONS:

From Pwllheli centre, proceed along Lower Cardiff Road. At the roundabout continue straight over onto Cardiff Road. Opposite Ysgol Glan Y Mor, turn right onto Glan Cymerau and Crud Yr Awel can be found as the first detached property on your left hand side.



GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.

1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1400 sq.ft. (130.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022