



GOLEUFRYN
9 ALLT SALEM, PWLLHELI LL53 5DU
£225,000





CROESO | WELCOME:

Mae'r eiddo yma yn dŷ teulu gyda 6 llofft (1 en-suite), cegin gyda lle bwyta, lolfa, ystafell ymolchi, gyda gwres canolog a ffenestri gwydr dwbl. Mae Goleufryn wedi ei leoli mewn lle cyfleus i ganol y dre.

Goleufryn is a 6 bedroom mid terrace family home. Most of the property benefits from gas central heating, double glazing and enclosed rear garden. Conveniently located for the centre of town.

CYNTEDD | ENTRANCE HALL:

uPVC double glazed door.

CYNTEDD | HALLWAY:

Radiator, stairs to first floor.

LOLFA | LOUNGE/DINER:

11' 9" x 23' 11" (3.6m x 7.3m) Double glazed window, radiator. Opening to under stairs storage area with uPVC double glazed window.

CEGIN FWYTA | DINING KITCHEN:

10' 5" x 19' 0" (3.2m x 5.8m) Range of base units. Built-in cupboard with wall mounted gas boiler. 2 uPVC double glazed windows and uPVC door to





outside.

PEN GRISIAU | FIRST FLOOR LANDING:

uPVC double glazed window, radiator, stairs to second floor with storage under.

LLOFFT 1 | BEDROOM 1:

12' 1" x 11' 1" (3.7m x 3.4m) Built-in wardrobes. Double glazed window, radiator.

LLOFFT 2 | BEDROOM 2:

5' 6" x 12' 5" (1.7m x 3.8m) 2.4m into fitted wardrobes. uPVC double glazed window, radiator.



EN-SUITE:

4' 7" x 8' 10" (1.4m x 2.7m) Shower cubicle, low flush toilet, wash hand basin. uPVC double glazed window.

LLOFFT 3 | BEDROOM 3:

9' 2" x 11' 1" (2.8m x 3.4m) Double glazed window, radiator.

PEN GRISIAU | SECOND FLOOR LANDING:

uPVC double glazed window, radiator. Built-in cupboard with access to attic room.



LLOFFT 4 | BEDROOM 4:

11' 9" x 11' 9" (3.6m x 3.6m) Double glazed window.

LLOFFT 5 | BEDROOM 5:

8' 10" x 11' 9" (2.7m x 3.6m) uPVC double glazed window.

LLOFFT 6 | BEDROOM 6:

9' 2" x 11' 9" (2.8m x 3.6m) Double glazed window.

YSTAFELL YMOLCHI | FAMILY BATHROOM:

5' 10" x 8' 2" (1.8m x 2.5m) Panelled bath, wash hand basin, toilet. uPVC double glazed window, radiator.



TU ALLAN | OUTSIDE:

Shared side pedestrian access leading to enclosed rear garden with lawn and mature shrubs. Outbuilding with toilet.

GWASANAETHAU | SERVICES (NOT TESTED):

We believe that mains water, gas, electric and drainage are connected.



PERCHNOGAETH | TENURE:

Freehold.

CYFARWYDDIADAU | DIRECTIONS:

At the end of Pwllheli High Street, turn right onto Allt Salem and Goleufryn can be found on your left hand side.

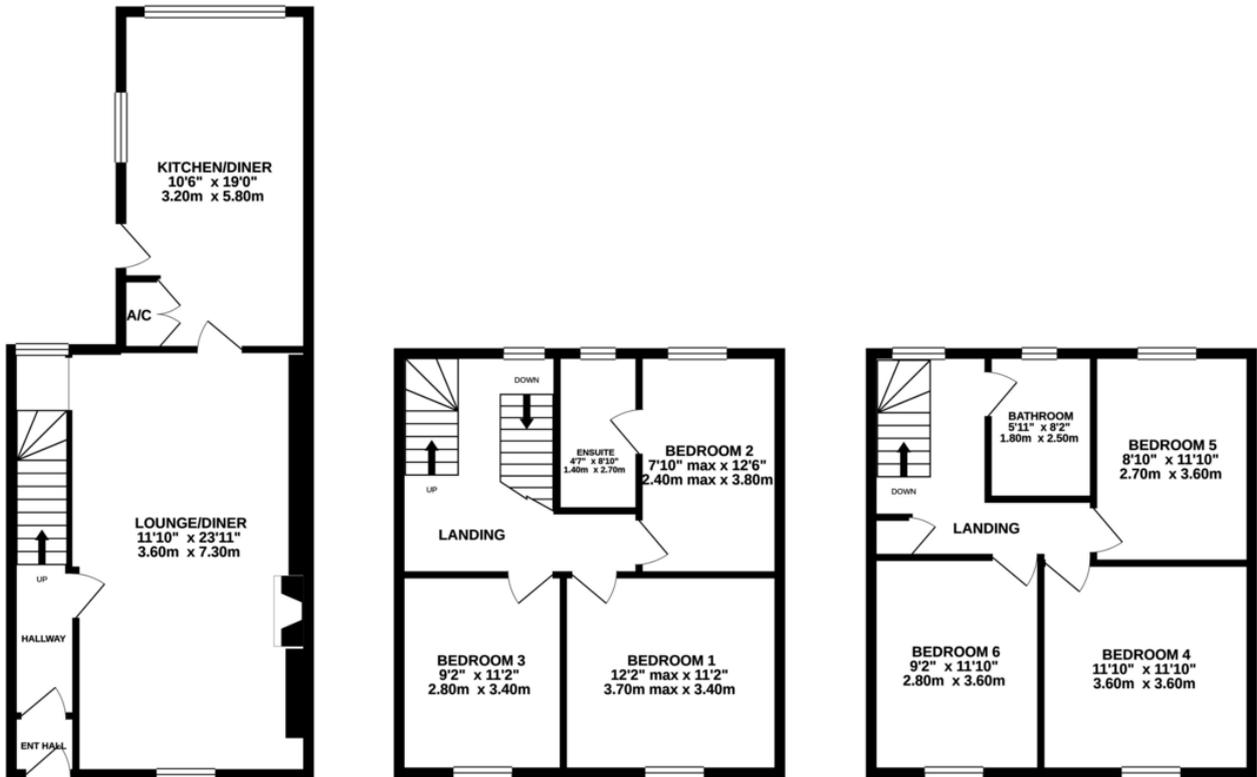
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.

1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.

2ND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.0 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.
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