



**Glyndwr
Tudweiliog
Pwllheli
Gwynedd
LL53 8NB**

Offers in Excess of £345,000

bettermove

Pwllheli

Bettermove are proud to present this 5 bedroom Detached House in Tudweiliog available with no forward chain. This property provides versatile living space which the current owners have been using as a successful holiday let.

The property benefits from double glazing, oil fired central heating throughout and has off street parking available via the private driveway. The council tax band is TBC.

The interior of this beautifully presented and versatile property comprises a spacious living room, dining room, the fitted kitchen, two bedrooms and the family bathroom on the ground floor. The ground floor also benefits from its own self-contained flat with a living space and bathroom. The first floor consists of two bedrooms, additional living space and fitted kitchen with access to the roof terrace. The exterior of the property boasts an enclosed patio style garden to the rear and side garden perfect for enjoying the summer months.

Located in the popular village of Tudweiliog, the property is close to a range of amenities, including a primary school, village shop and pub.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys,





Ground Floor



First Floor

Total floor area 170.5 sq.m. (1,835 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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