

LOT
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Gorffwysfa, Llanbedrog, Pwllheli, Gwynedd LL53 7NU

*GUIDE PRICE £140,000+



Not to scale. For identification purposes only

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- **A three storey six bed semi detached. Double glazing. Central heating.**

Description A three storey six bedroomed semi-detached property which has been converted to provide six bedsits each with their own shower room. The property benefits from double glazing and central heating. To the rear, the property also benefits from gardens and various timber ancillary accommodation, vehicular access and off road parking. The property would be suitable for conversion subject to any necessary consents.

Situated Fronting Llanbedrog high street in a popular and well

established residential location within easy reach to local amenities and walking distance to the beach.

Ground Floor Hall, two Reception Rooms, Main Kitchen, Kitchenette, Bathroom/WC, Conservatory.

First Floor Four Bedrooms (each with private shower room/WC)

Second Floor Two Bedrooms (each with private shower room/WC)

Outside Brick paved gardens, Various ancillary accommodation plus basement, Roof Garden, Vehicular access and off road parking.

Joint Agent
Beresford Adams

**Beresford
Adams**