

LOT
32

37 Cardiff Road, Pwllheli, Gwynedd LL53 5NT

GUIDE PRICE **£135,000+***

DEVELOPMENT OPPORTUNITIES

- Redevelopment opportunity • Double glazing
- Central heating • Garage

A four storey end terraced premises set in a prime location currently comprising a ground floor commercial unit previously used as a food outlet with accommodation to the first, second and third floors. It benefits from double glazing, central heating and garage to the rear. The property comes with the benefit of full planning permission to convert the ground floor into residential use and has potential for redevelopment into a variety of uses, subject to the necessary consents Planning Reference: C18/0729/45/LL

Situated Fronting Cardiff Road in a prominent position within close proximity to the Pwllheli seafront and promenade, local amenities such as shops, cafes, restaurants, banks, schooling and transport links. Abersoch is approximately 7 miles away.

Ground Floor Commercial Unit Trading Area, Kitchen, Office, WC, Further Room

First Floor Lounge, Kitchen/ Diner, Bedroom One, Bathroom/ WC, Separate WC

Second Floor Four Further Bedrooms, Shower Room/WC

Third Floor Two Further Bedrooms

Outside Yard to the rear, Garage

Joint Agent

**Beresford
Adams**

