



Manora

- Residential (C3) dwelling house
- Four bedroom house with garage
- May suit change of use to C2 care
- Coastal location, Llyn Peninsula
- Plot size 0.5 acres
- Energy Rating D

Rhodfa'r MorNefyn Pwllheli, Gwynedd, LL53 6EB

Freehold: £695,000

Ref: 5671037

LOCATION

The property is located on a quiet road with the seaside town of Nefyn. Nefyn is a market town and community on the Llŷn Peninsula within north-west Wales and sits within the traditional county of Caernarfonshire. Nefyn has ample local amenities located less than a mile from the home.

Nefyn's main arterial road, the A497 connects to the A487 and the A55 expressway, leading to Banger circa 29 miles, Wrexham 96 miles and Llandudno circa 50 miles.

The A55 also leads to the the M56 motorway with Chester circa 88miles, and Liverpool circa 105 miles.



DESCRIPTION

On offer is a substantial four bedroom detached C3 property with a double garage set in half an acre of manicured gardens. The property is well maintained, has large bay windows and offers great scope for reconfiguration. Our client has had plans drawn up for conversion into 5 self contained apartments, which can be shared to interested parties if required.

THE OPPORTUNITY

Christie & Co are delighted to offer this very well presented residential property to the market. The property will likely appeal with specialist care providers as we believe it ideal for change of use to C2 in the form of self contained units for complex care or as a whole house for LD or MH purposes. The property is currently vacant, although in good state of repair and offers would be invited on an unconditional basis.

INTERNAL DETAILS

The property is currently set up a family house with lounge, dining room, kitchen and WC to the ground floor. To the first floor are four bedrooms, en-suite and family bathroom. There is also a second floor, currently unused as an attic.



EXTERNAL DETAILS

There are extensive gardens surrounding the property on all sides, along with attractive stone wall surrounds to the side and front. The main entrance to the property is through well presented iron gates. There is also ample tarmacked drive area with space to park five-eight cars comfortably.

TERMS

The property is available with immediate vacant possession, and we are seeking offers on a guide price of £695,000 for the freehold interest.

The Buyer will on completion of the sale be required to enter into an election under Section 198 of the Capital Allowances Act apportioning £1.00 of the sale price to each of integral features and plant and machinery at the Property.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



SAM FAZACKERLEY

Business Agent - Care

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

