

Tudor

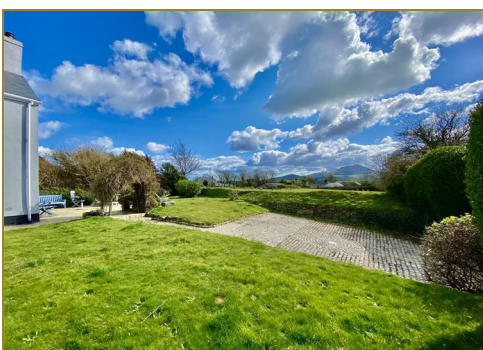
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chartered surveyors | estate agents | property managers



Glanrhyd Lon Cyttun, Morfa Nefyn, LL53 6AS

£649,000

- Substantial Detached Residence
- Walking Distance to the Village
- Delightful Gardens, Drive & Ample Parking
- Elevated & Sought-After Position
- 3 Bedrooms & 2 Receptions
- Detached Double Garage



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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this delightful detached residence in an elevated position within walking distance of the village amenities.

Morfa Nefyn is a popular and seaside village on the north coast of the glorious Llyn Peninsula offering a great variety of amenities including the championship golf course and the beautiful sandy beach at Porthdinllaen.

The property has been extended, modernised and improved to in-keep with the traditional features, providing spacious accommodation briefly comprising of:

Front porch. Lounge. Farmhouse style kitchen/diner. Sitting room with French door leading to patio enjoying spectacular countryside views with Garnfadryn in the distance. Modern shower room. Three bedrooms with modern en-suite shower room. *Excellent broadband speed.

Drive with ample parking and secured gates. Large gardens with patio areas and lawn - all enjoying views. Separate secured gates providing additional parking/boats. Double garage with toilet, automatic roller door and service door.

GROUND FLOOR

Farmhouse Style Kitchen/Diner 16'1 x 14'6 (4.90m x 4.42m)

Attractive kitchen units with granite worktops. Wood effect floor. Oil fired AGA for cooking. Oil central heating combi boiler for hot water and central heating. Plumbing for washing machine and dishwasher. Ceramic hob. Under counter sink with mixer tap. Radiator. Outside door. Door to:

Lounge 18'8 x 13'11 (5.69m x 4.24m)

Fireplace. Three radiators. Door to:

Sitting Room 16'0 x 15'11 (4.88m x 4.85m)

French door to patio and garden. Multi fuel stove. Two radiator.



FIRST FLOOR

Landing

Bedroom 16'3 x 14'8 (4.95m x 4.47m)

Three radiators.

Bedroom 6'2 x 11'3 (1.88m x 3.43m)

Shower Room

Shower cubicle. Electric underfloor heating. Low level w.c. Washbasin. Radiator/towel warmer. Part tiled walls.

Principal Bedroom 15'11 x 16'1 (4.85m x 4.90m)

Views over open countryside with Garnfadryn in the distance. Two radiators.

En-Suite

Large shower cubicle. Low level w.c. Washbasin. Electric underfloor heating.



OUTSIDE

Drive and ample parking area with security gates. Attractive patio gardens with lawn. Separate large secured gates providing additional parking area for vehicles/boat. Oil tank.

Detached Double Garage 21'6 x 19'7 (6.55m x 5.97m)

Automatic roller door. Loft area. Service door to the side. Toilet with level w.c. and washbasin.



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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

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SERVICES

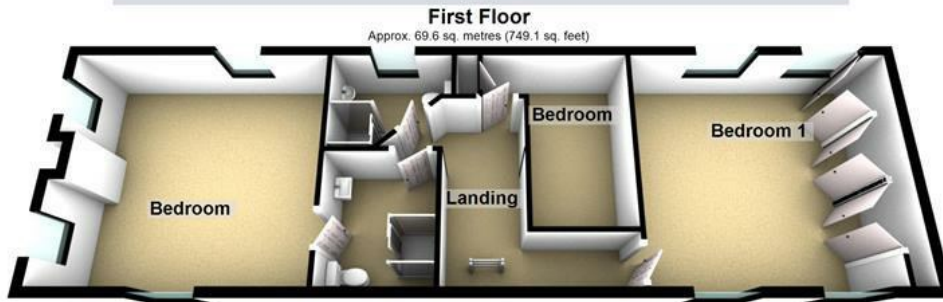
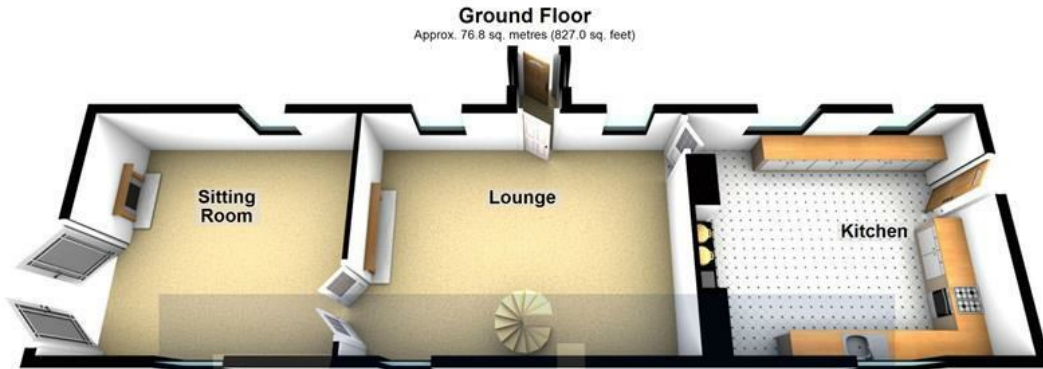
We understand that mains water, electricity and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is freehold with vacant possession available on completion.



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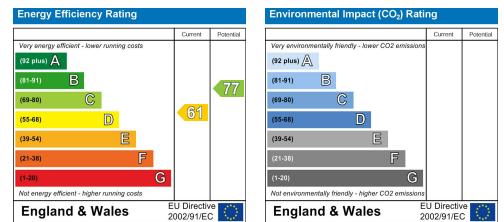


Total area: approx. 146.4 sq. metres (1576.2 sq. feet)

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Glan Rhyd, Lon Cuttun, Morfa Nefyn, Pwllheli

From Pwllheli proceed North West on the A497. Pass through Efailnewydd and then straight on at the Bryn Cynan roundabout (B4412). In the centre of Morfa Nefyn turn left and then take the first left turning onto Lon Cyttun. Proceed through the estate and bear left. Continue along the lane and the entrance to Glanrhyd is then on your left hand side. Sat Nav Ref: LL53 6AS (Please note that your sat nav reference is based on the postcode which, in a rural area, can cover a large geographic area. Please follow the directional note for the latter part of your journey).



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