

Tudor

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Mizzen Top Lon Bridin, Morfa Nefyn, LL53 6BY

Realistic offers considered £599,000

- Delightful Detached Residence
- Popular Seaside Village
- 3 Receptions & 3 Bedrooms
- Sought-After Position
- Spectacular Views Towards Porthdinllaen
- Drive, Gardens & Paddock



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Tudor Estate Agents & Chartered Surveyors are honored to offer this delightful detached residence for sale located in one of the most sought-after areas in this popular seaside village with views towards Porthdinllaen and only a short walk down to the beautiful sandy beach. Mizzen Top is set within approximately 1 acre, is nicely tucked away but yet in the heart of Morfa Nefyn and is approached by a well-presented drive. On entering the property you have ample parking areas with a large garage and lawn garden areas surrounding the property which leads to a separate paddock benefitting the fantastic view - great sunset spot. The accommodation has many fine features and offers great potential, briefly comprising of: Hall. Lounge. Cloak room. Study. Dining room. Kitchen. Pantry/utility area. Shower room. Three bedrooms, one with en-suite. Adjoining workshop with potential.

This is a rare opportunity to acquire a character property in this popular and sought-after area and an inspection is highly recommended to take full advantage.

GROUND FLOOR

Recessed Porch

Hall

Stairs to first floor. Under stairs cupboard.

Cloak Room

Low level w.c. Washbasin.

Lounge 17'10 x 16'11 (5.44m x 5.16m)

Patio doors to front porch. Two radiators. Attractive open fireplace.

Study

Cupboard in alcove. Radiator. Door to kitchen. Door to:

Dining Room 9'11 x 17'4 (3.02m x 5.28m)

Bay window. Radiator.

Kitchen 15'5 x 8'6 (4.70m x 2.59m)

Twin bowl stainless steel sink unit. Space for oven. Plumbing for dishwasher. Radiator. Door to:

Rear Porch/Pantry

Pantry shelves. Two storage cupboards. Outside door to garden.

Boiler Room

Worcester oil fired combi boiler for central heating and hot water.

Utility Room

Space for dryer. Plumbing for dishwasher.

FIRST FLOOR

Gallery Landing

Bedroom 1 12'11 x 21'7 (3.94m x 6.58m)

Dual aspect window with spectacular views towards Porthdinllaen (Ty Coch). Fitted wardrobes and drawers. Two radiators. Door to:

En-Suite Shower Room

Disable access shower cubicle. Low level w.c. Washbasin. Radiator.



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Inner Landing

Storage cupboard.

Shower Room

Shower cubicle. Low level w.c. Pedestal washbasin. Towel radiator. Tiled walls.

Bedroom 3 10'8 x 9'0 (3.25m x 2.74m)

Built in wardrobe and drawers. Radiator.

Bedroom 2 9'9 x 18'9 (2.97m x 5.72m)

Gable window. Radiator.

OUTSIDE

Drive and ample parking. Gardens and grounds with paddock.

Workshop 11'3 x 14'2 (3.43m x 4.32m)

Service door from the front porch. French doors to the rear garden.

Large Garage 16'0 x 20'0 (4.88m x 6.10m)

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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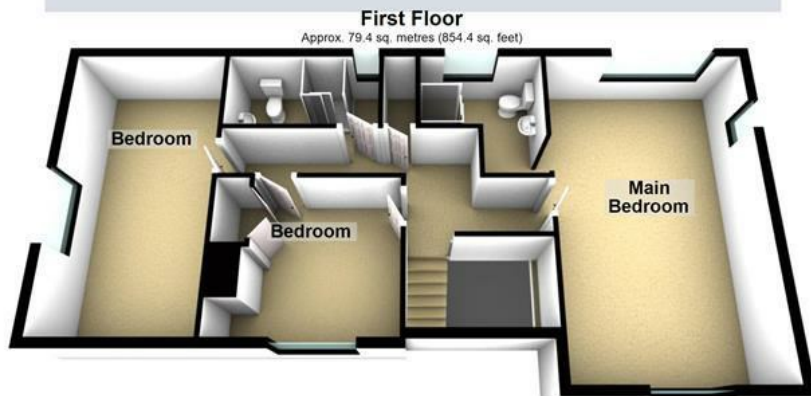
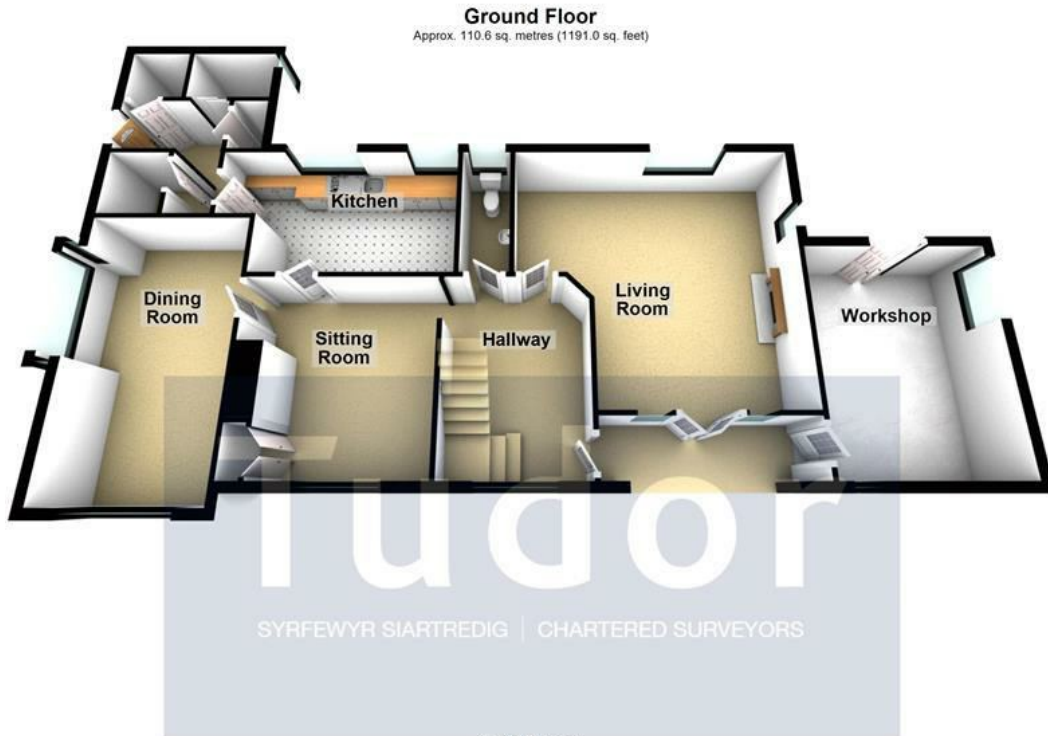
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Total area: approx. 190.0 sq. metres (2045.4 sq. feet)

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Plan produced using PlanUp.

Mizzen-Top, Lon Bridin, Morfa Nefyn, Pwllheli

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales		England & Wales	England & Wales

Energy Efficiency Rating: 72 (Current), 39 (Potential)

Environmental Impact (CO₂) Rating: A (Current), C (Potential)



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PLAN FOR IDENTIFICATION PURPOSES ONLY

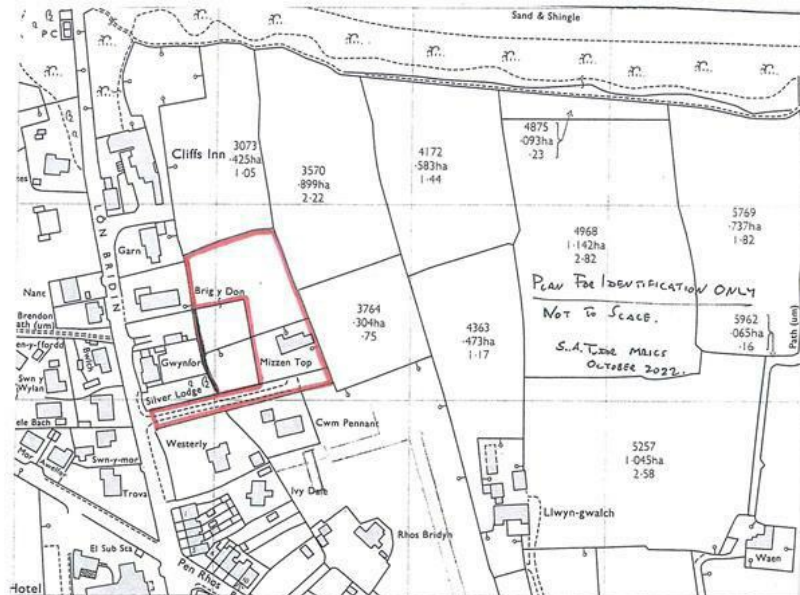
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All plans will show approximate position of the boundaries only and have been produced to identify the location of the property. The boundaries have not been surveyed and we have not inspected title documentation to verify the accuracy of the information provided. Any plans included should not be relied upon for any purpose other than to establish the location of the property.

BASED ON O.S. PLAN SH 2841

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NOT TO SCALE



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