

Tudor

syfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Derfel, Lon Yr Eglwys, Morfa Nefyn, LL53 6AR

£240,000

- Byngalo/Garage-Linked Bungalow
- Pentref Boblogaidd/Popular Seaside Village
- Garej, Gerddi a Parcio/Gardens, Parking & Garage
- Ardal Preswyl/Convenient Residential Location
- 3 Ystafell Wely/3 Bedrooms
- Agos i'r Traeth a Golff/Close to Beach & Golf



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Mae plaser gan Gwerthwyr Eiddo Tudor ag Syrfewyr Siartredig gynnig y byngalo hwn ar werth wedi'i leoli mewn ardal breswyl yng nghanol Morfa Nefyn, pentref glan môr poblogaidd ym Mhen Llyn.

Mae'r eiddo wedi ei sefydlu fewn pellter cerdded i fwynderau'r pentref, y traeth a'r cwrs golff.

Mae Pwllheli, y dref farchnad leol rhyw 7 milltir o bellter i ffwrdd.

Mae potensial mawr i'r eiddo. Mae'n cynnwys y canlynol: -

Cyntedd. Lolfa. Cegin. Tair ystafell wely. Ystafell ymolchi. Garej. Gerddi l'r tu blaen a chefn. Man parcio.

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this detached bungalow (garage-linked) situated in a popular residential area in Morfa Nefyn, a seaside village on the north coast of the glorious Llyn Peninsula.

The property is within walking distance of the shops, village amenities, beach and golf course.

Pwllheli the market town for the area is only about 7 miles.

The accommodation is ripe for refurbishment and briefly comprises of the following: -

Porch. Hall. Lounge. Kitchen. Rear porch. Three bedrooms. Bathroom. Garage. Front and rear gardens. Parking.

Cyntedd/Porch

Cyntedd/Hallway

Gwresogydd storfa nos.

Night storage heater.

Lolfa/Lounge 10'11 x 20'0 (3.33m x 6.10m)

Grat wedi'i deilsio. Gwresogydd storfa nos.

Tile surround fireplace. Night storage heater.

Cegin/Kitchen 8'11 x 9'11 (2.72m x 3.02m)

Sinc sengl stainless steel. Cwpwrdd sylindr.

Single drainer stainless steel sink unit. Cylinder cupboard.

Rear Porch 9'2 x 5'6 (2.79m x 1.68m)

Drws cefn.

Outside door to rear.

Ystafell Molchi/Bathroom 5'1 x 7'11 (1.55m x 2.41m)

Toiled isel. Bath. Sinc a chwprdd oddidano. Waliau wedi teilsio'n rhannol.

Low level w.c. Panelled bath. Washbasin with cupboards under. Part tiled walls.

Llofft Gefn/Rear Bedroom 10'11 x 10'4 (3.33m x 3.15m)

Gwresogydd storfa nos.

Night storage heater.

Llofft Ffrynt/Front Bedroom 10'11 x 12'7 (3.33m x 3.84m)

Gwresogydd storfa nos.

Night storage heater.

Llofft Ffrynt/Front Bedroom 8'11 x 10'1 (2.72m x 3.07m)



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TU ALLAN/OUTSIDE

Rhodfa gyda man parcio oflaen y garej. Gardd oflaen gyda giat ochr yn arwain i'r ardd gefn.

Drive with parking area leading to garage. Front garden with side gate leading to rear garden.

Garej/Garage 9'7 x 16'4 (2.92m x 4.98m)

Drws codi. Drws cefn.

Up and over door. Service door to rear.

GWASANAETHAU/SERVICES

Rydym ar ddeall bod yr eiddo gyda chyflenwad dwr, trydan a charffosiaeth. Dylid unrhyw ddarpar brynwr wneud ymholiadau ei hunain os yw'r cyflenwadau hyn yn addas a digonol.

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.

PERCHNOGAETH/TENURE

Rydym ar ddeall fod yr eiddo yn rhydd-ddaliad ac yn wag ar gwblhad y pryniant.

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



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



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