

Tudor

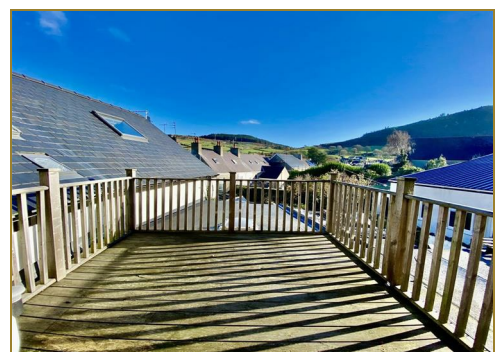
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Siop Mai High Street, Nefyn, LL53 6HD

£139,500

- Inner Terrace Residence
- Convenient Position Close to Amenities
- Three Bedrooms
- Popular Seaside Town
- Attractively Decorated
- Available Immediately



Siop Mai High Street, Nefyn, LL53 6HD

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this inner terrace residence situated in the centre of the seaside town, offering a great variety of amenities including: primary school, beach, shops and pubs & restaurants.

Nefyn is located on the North coast of the glorious Llyn Peninsula and is only about 2 miles from the championship golf course at Morfa Nefyn and about 7 miles from Pwllheli, the market town for the area.

The accommodation has been modernised and improved and is attractively decorated throughout, briefly comprises the following:- Hall. Lounge/dining opening to Kitchen. Bedroom suite with toilet and shower room leading to small rear yard. On the first floor: Spacious landing with door to balcony. Bedroom. With a further two bedrooms and shower room on the second floor. Inspection recommended. Contents available at a price to be agreed.

GROUND FLOOR

Hall

Stairs to first floor.

Lounge/Dining 8'8 x 17'10 (2.64m x 5.44m)

UPVC double glazed window. Electric wall mounted heater. Opening to:

Kitchen 10'5 x 7'11 (3.18m x 2.41m)

Modern kitchen units incorporating single drainer stainless steel sink unit with mixer tap. Oven and hobs with filter hood over. Space for fridge. Wall mounted electric heater. Door to:

Bedroom Suite 10'9 x 7'3 (3.28m x 2.21m)

Electric wall mounted heater. Outside door to small rear yard.

Toilet

Low level w.c.

Shower Room

Shower cubicle electric shower. Pedestal washbasin. Wall mounted electric heater.



FIRST FLOOR

Spacious Landing

Door to balcony over the kitchen. Stairs to second floor.

Front Bedroom 12'5 x 7'11 (3.78m x 2.41m)

Wall mounted heater.



SECOND FLOOR

Landing

Cylinder cupboard.

Rear Bedroom 6'6 x 5'6 (1.98m x 1.68m)

Shower Room/Toilet 6'2 x 4'7 (1.88m x 1.40m)

Modern suite with shower cubicle. Low level w.c. Vanity washbasin.

Front Bedroom 12'6 x 7'2 (3.81m x 2.18m)



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OUTSIDE

Small rear yard.

SERVICES

We understand that mains water, electricity and drainage are connected to the property. No mains gas in Nefyn. 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. 81.6 sq. metres (878.3 sq. feet)

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Plan produced using PlanUp.

Siop Mai, Stryd Fawr, Nefyn

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	85	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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