

# Tudor

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## Spindrifft, Rhodfa'r Mor, Nefyn, LL53 6EB

**£369,950**

- Semi-Detached Residence
- Walking Distance to the Beach
- Delightful Gardens, Parking & Garage
- Sought-After Area with Spectacular Views
- Open Plan Lounge/Diner & 3 Bedrooms
- Inspection Highly Recommended



# Spindrifft Rhodfa'r Mor, Nefyn, LL53 6EB

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this superb semi-detached residence for sale located in a much sought-after residential area in this popular seaside town, a five minute walk to the stunning sandy beach and to the town, with its variety of amenities including a restaurant, cafe, convenience store and Post Office.

The property benefits from truly spectacular panoramic sea and mountain views.

Nefyn is situated on the north coast of the glorious Llyn Peninsula and is only 1 mile from Morfa Nefyn with the championship golf course and the world famous Ty Coch at Porthdinllaen close by. Pwllheli the market town for the area is only about 7 miles.

The property offers comfortable accommodation set over two floors, has double glazing and oil central heating and briefly comprises of:

Ground Floor: Hall. Three bedrooms. Shower room. First floor: Toilet. Kitchen. Open plan lounge/dining. There is vehicle access via a shared drive to parking at the front and a brick built garage at the rear. The property has a rear patio area and a front garden. Across the lane there is a further garden benefitting from fantastic, panoramic views.

Inspection is highly recommended to appreciate this delightful property.

Gwynedd Council Tax Band: E

## GROUND FLOOR

### Hall

Stairs to first floor. Radiator. Under stairs cupboard. Storage cupboard.

### Shower Room 5'0 x 5'11 (1.52m x 1.80m)

Corner entry shower. Low level w.c. Pedestal washbasin. Towel radiator.

### Bedroom 1 10'3 x 12'11 (3.12m x 3.94m)

Radiator.

### Bedroom 2 7'10 x 18'0 (2.39m x 5.49m)

Radiator.

### Bedroom 3 8'2 x 10'10 (2.49m x 3.30m)

Radiator.

## FIRST FLOOR

### Landing

Airing cupboard with cylinder.

### Toilet 5'10 x 3'6 (1.78m x 1.07m)

Low level w.c. Pedestal washbasin. Towel radiator.

### Kitchen 10'2 x 10'2 (3.10m x 3.10m)

Kitchen units incorporating stainless steel sink unit with views towards Garn Boduan and Mynydd Nefyn. Integral oven and ceramic hobs. Space for fridge.

### Lounge/Diner 16'4" x 20'9" (5.00m x 6.35)

Max measurements L shaped room. Bay window with dual aspect and spectacular sea views. Three radiators.

## OUTSIDE

There is vehicle access via a shared drive to parking at the front and a brick built garage at the rear. The property has a rear patio area and a front garden. Across the lane there is a further garden benefitting from fantastic, panoramic views



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# Spindrift Rhodfa'r Mor, Nefyn, LL53 6EB

## 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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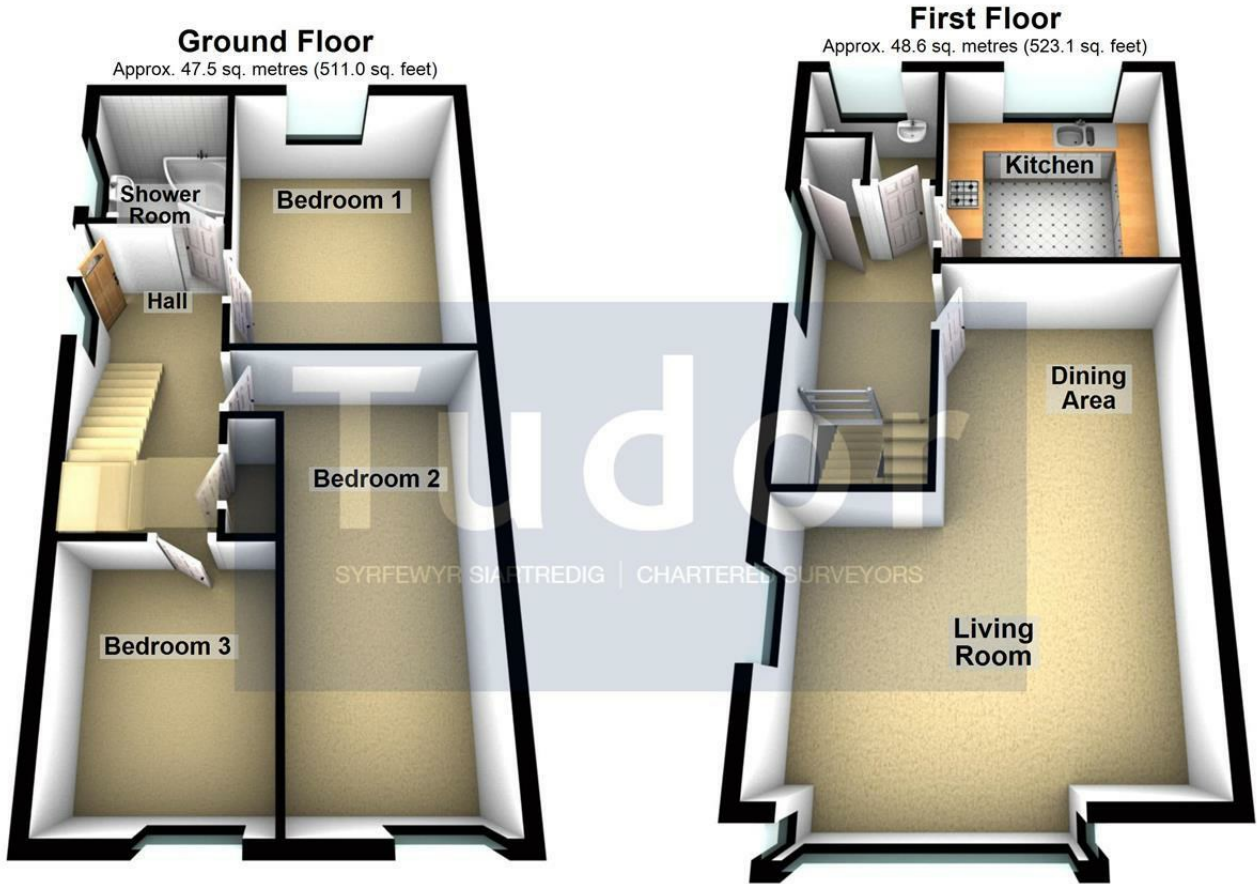
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# Spindrifft Rhodfa'r Mor, Nefyn, LL53 6EB



Total area: approx. 96.1 sq. metres (1034.2 sq. feet)

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Plan produced using PlanUp.

## Spindrifft, Rhodfa'r Mor, Nefyn

From Pwllheli proceed north west on the A497, turn right at the Bryn Cynan roundabout and enter Nefyn. At the mini roundabout in the centre of the town turn left passing Nanhoron Hotel on your left. Take the right turning where signposted to the beach and then take a right turning onto Rhodfa'r Mor. Please note that it is not the first turning to Rhodfa'r Mor immediately after the cenotaph. Proceed along Rhodfa'r Mor and Spindrifft is one of the last properties on the right hand side. O.S. Ref SH 304-407. Sat Nav Ref: LL53 6EB.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 84 (Current), 46 (Potential)



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