

# Tudor

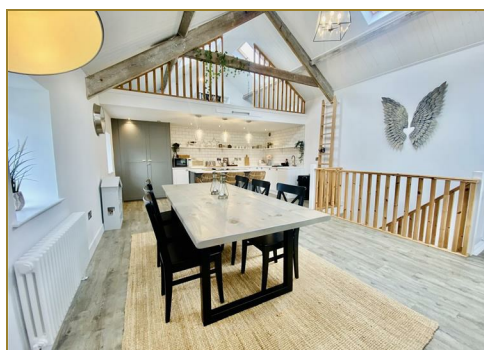
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chartered surveyors | estate agents | property managers



## Bwthyn Pluen Lon Uchaf, Morfa Nefyn, LL53 6AL

**£250,000**

- Semi-Detached Cottage
- Popular Seaside Village
- Open Plan Living on First Floor
- Beautifully Presented
- Walking Distance to Beach & Golf
- Three Bedrooms



# Bwthyn Pluen Lon Uchaf, Morfa Nefyn, LL53 6AL

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this beautifully presented semi-detached cottage located in a convenient location in Morfa Nefyn, a small seaside village on the north side of the glorious Llyn Peninsula. The property is within walking distance for the beach and championship golf course.

Pwllheli, the market town for the area, is only about 7 miles and boasts excellent amenities.

The property been totally renovated within the last three years and has been tastefully designed providing attractive and modern accommodation throughout with the benefit of double glazing and oil central heating. The main open plan living accommodation is on the first floor with a modern cottage style kitchen, crog loft over part and double doors to deck area - providing a great environment for family and friends to relax and enjoy, while the cosy three bedrooms and bathroom on the ground floor provide a space for rest and relaxation. Shared private parking with an electric car charging point. Viewing highly recommended to fully appreciate this beautifully presented home. \*Contents available at a price to be agreed

## GROUND FLOOR

### Hall

Stairs to first floor. Radiator.

### Bedroom 8'3 x 10'4 (2.51m x 3.15m)

Radiator.

### Utility Room 7'11 x 5'1 (2.41m x 1.55m)

Radiator. Worktops. Plumbing for washing machine.

### Bedroom 6'6 x 10'10 (1.98m x 3.30m)

Radiator.

### Bedroom 11'1 x 9'6 (3.38m x 2.90m)

Radiator.

### Bathroom 8'1 x 5'11 (2.46m x 1.80m)

Modern white suite incorporating low level w.c. Vanity washbasin. Roll top bath with mixer tap. Recess with shower cubicle. Towel radiator.

## FIRST FLOOR

### Open Plan Lounge/Kitchen/Diner with Crog Loft over 32'2 x 16'0 (9.80m x 4.88m)

Three radiators. Six velux roof lights. Kitchen area has an island unit. Integral oven and hobs. Dishwasher. Fridge and freezer. Sink unit. Double doors leading to deck area.

## SERVICES

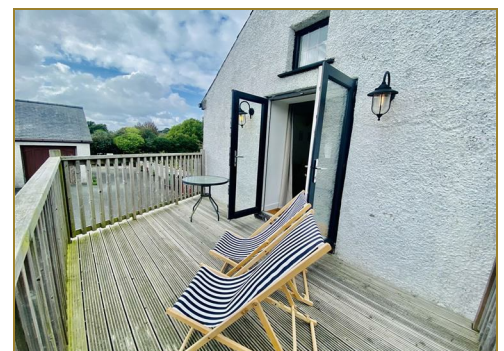
We understand that mains water, electricity and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

We understand that the freehold property is offered for sale with vacant possession given on completion.

## SHARED PARKING

The parking is split by an equal share between Bwthyn Pluen and the neighbouring property. When both properties are occupied it is possible to park one large or two small cars each. The private access road and the parking area is owned by the adjacent property with the right to use the access road and parking in perpetuity - Further information available on request.



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

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

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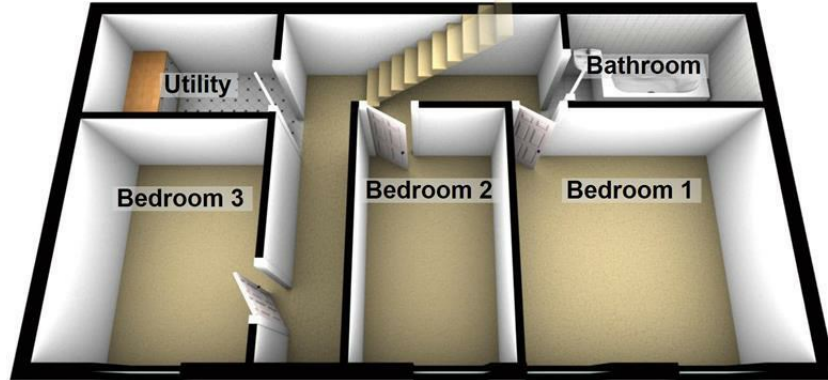
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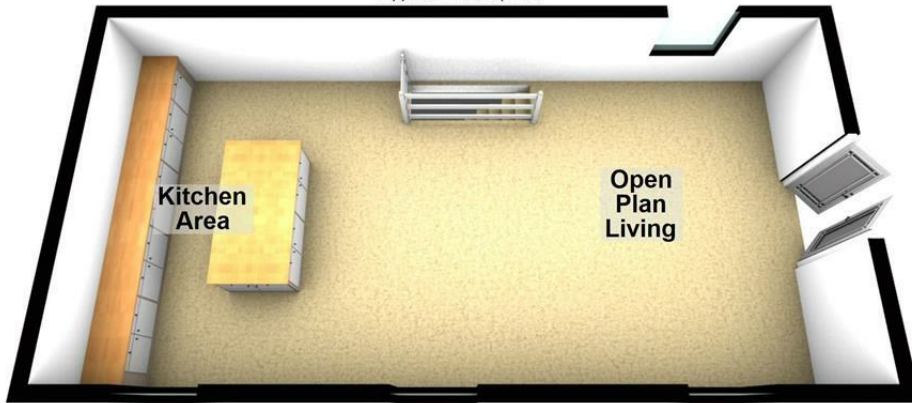
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# Bwthyn Pluen Lon Uchaf, Morfa Nefyn, LL53 6AL

**Ground Floor**  
Approx. 473.3 sq. feet



**First Floor**  
Approx. 514.6 sq. feet



**Grog Loft**  
Approx. 127.4 sq. feet



Total area: approx. 1115.2 sq. feet

Disclaimer: These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. Copyright H Tudor Ai'i Fab Cyf Plan produced using PlanUp.

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



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