

# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
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## Noddfa, Lon Uchaf, Morfa Nefyn, LL53 6AH Or nearest offer **£220,000**

- Semi-Detached Residence
- Convenient for Amenities & Beach
- 2 Receptions & 3 Bedrooms
- Popular Seaside Village
- Ripe for Refurbishment
- Parking & Rear Garden





# Noddfa Lon Uchaf, Morfa Nefyn, LL53 6AH

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this semi-detached residence 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 is ripe for refurbishment with great potential which presently comprises of: Hall. Lounge. Sitting room. Kitchen. Utility. Downstairs Toilet. Two bedrooms, bathroom and separate toilet on the first floor with a further bedroom and box room on the second floor. Front Parking Area. Enclosed Rear Garden.

## GROUND FLOOR

### Hall

### Inner Hall

Stairs to first floor.

### Lounge 10'2 x 13'7 max to bay window (3.10m x 4.14m max to bay window)

Fireplace. Night storage heater.

### Sitting Room 10'2 x 10'0 (3.10m x 3.05m)

Under stairs cupboard. Night storage heater.

### Kitchen 7'2 x 12'0 (2.18m x 3.66m)

1970s kitchen units. Night storage heater. Door to:

### Utility 7'5 x 4'4 (2.26m x 1.32m)

Outside door to rear. Door to:

### Toilet 7'5 x 7'4 (2.26m x 2.24m)

Plumbing for washing machine. Low level w.c. Washbasin.

## FIRST FLOOR

### Landing

### Rear Bedroom 10'10 x 7'6 (3.30m x 2.29m)

### Front Bedroom 14'2 x 10'0 (4.32m x 3.05m)

### Toilet

Low level w.c.

### Bathroom 7'7 x 10'3 (2.31m x 3.12m)

Pedestal washbasin. Panelled bath.

## SECOND FLOOR

### Small Landing

### Front Bedroom 14'1 x 6'5 plus deep recess (4.29m x 1.96m plus deep recess)

Velux roof light.



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# Noddfa, Lon Uchaf, Morfa Nefyn, LL53 6AH

**Box Room 9'2 x 5'2 (2.79m x 1.57m)**

Velux.

## OUTSIDE

Parking at front. Rear garden.

## 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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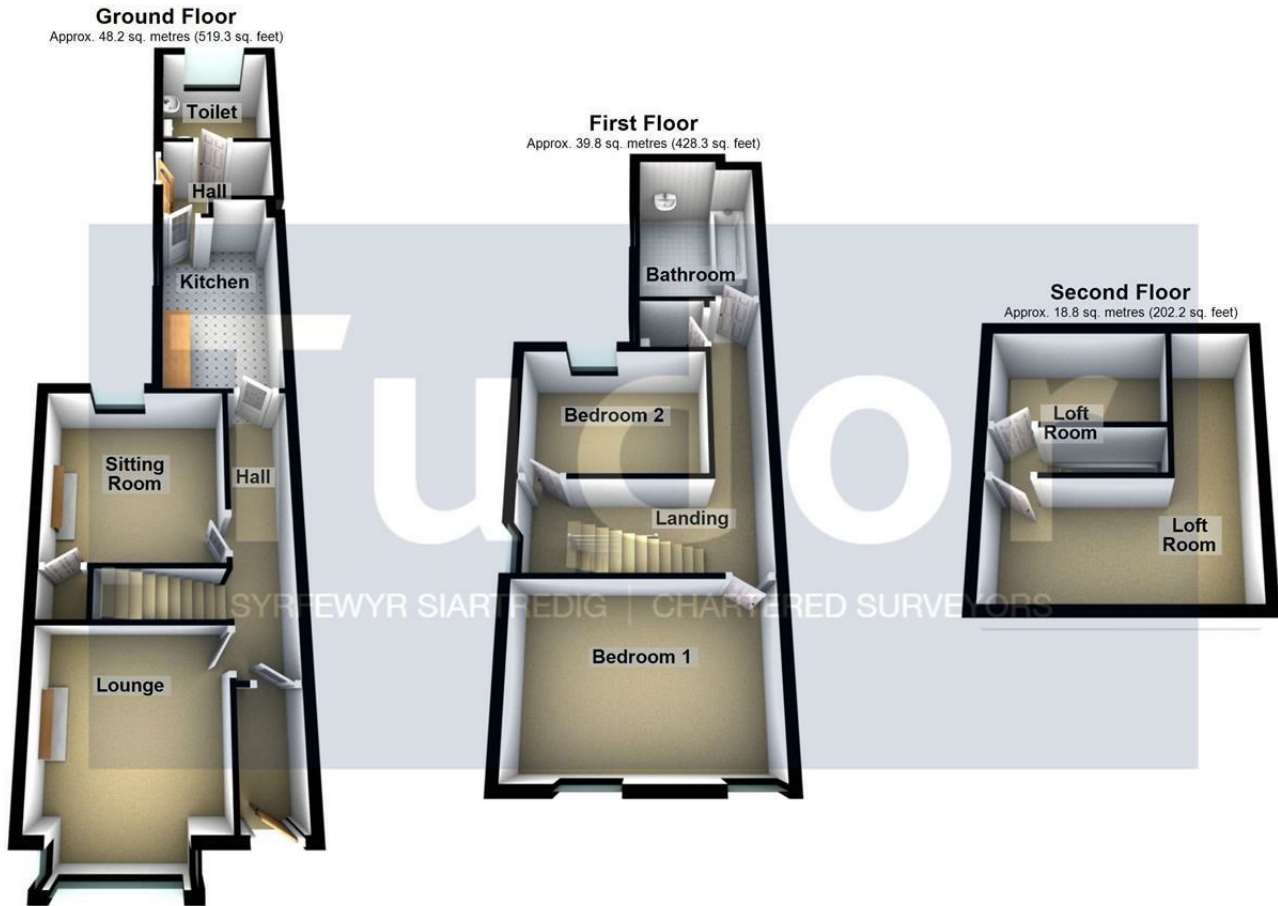
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Total area: approx. 106.8 sq. metres (1149.8 sq. feet)

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Plan produced using PlanUp.

**Noddfa, Lon Uchaf, Morfa Nefyn, Pwllheli**

From Pwllheli proceed north-west on the A497. Pass through Efailnewydd and straight on at the Bryn Cynan roundabout (B4412). Enter Morfa Nefyn and Noddfa is situated on the right hand side before the Chapel. O.S Ref: SH 290-401. Sat Nav Ref: LL53 6AH.

Energy Efficiency Rating		Current	Worst	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Worst
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						
<b>England &amp; Wales</b>	<b>England &amp; Wales</b>	83	13				
EU Directive 2002/91/EC	EU Directive 2002/91/EC						



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