

Tudor

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Erddig, Y Fron, Nefyn, LL53 6HU

£289,000

- Detached Cottage
- 2 Receptions & 3 Bedrooms
- One Parking Space & Garage
- Outskirts of Seaside Town
- Delightful Garden
- Double Glazing & Oil Central Heating



Erddig Y Fron, Nefyn, LL53 6HU

Tudor Estate Agents & Chartered Surveyors are delighted to offer this detached cottage for sale, situated in an elevated position, on a no-through road, on the outskirts of Nefyn but is within walking distance of the amenities which include convenience stores, chemist/doctor surgery, pubs/restaurants and primary school.

Nefyn is a small seaside town 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 Llyn Peninsula. The championship golf course at Morfa Nefyn is only about 2 miles.

The comfortable accommodation has the benefit of double glazing and oil central heating and briefly comprises the following:- Hall. Lounge. Dining room. Kitchen. Three bedrooms. Bathroom. Garage. There is one car parking space at the side of the property in front of the garage. Front garden. Delightful rear garden and paved patio.

Inspection highly recommended.

Gwynedd Council Tax Band: C

GROUND FLOOR

Hall

Radiator. Stairs to first floor.

Lounge 12'10 x 14'9 (3.91m x 4.50m)

Two radiators. Fireplace.

Dining Room 8'5 x 14'6 (2.57m x 4.42m)

Radiator. Door to Inner Hall. Door to:

Kitchen 10'10 x 11'0 (3.30m x 3.35m)

Kitchen units with single drainer stainless steel unit. Radiator. Oil fired combi Worcester boiler for central heating and hot water. Outside door to rear patio garden.

Inner Hall

Outside door. Tiled floor. Service door to garage.

Garage 14'6 x 9'11 (4.42m x 3.02m)



FIRST FLOOR

Landing

Rear Bedroom 8'7 x 6'9 (2.62m x 2.06m)

Radiator.

Bathroom 12'0 x 6'6 (3.66m x 1.98m)

Low level w.c. Pedestal washbasin. Panelled bath with shower over. Radiator.

Bedroom 10'10 x 9'11 (3.30m x 3.02m)

Radiator. Built in wardrobe.

Bedroom 11'9 x 9'6 (3.58m x 2.90m)

'L' shaped room. Radiator.



OUTSIDE

Front gravelled garden. Paved patio and BBQ area. Oil tank. Steps leading up to lawn and paved patio seating area.



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

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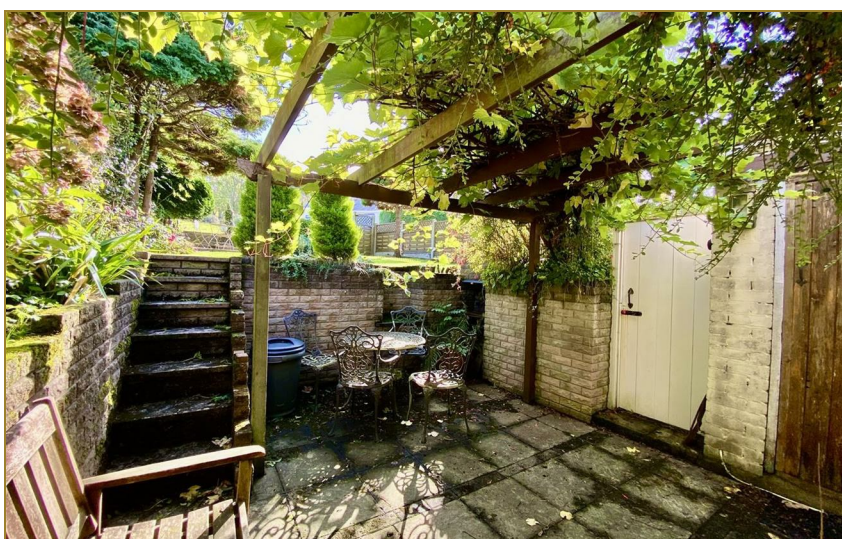
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SERVICES

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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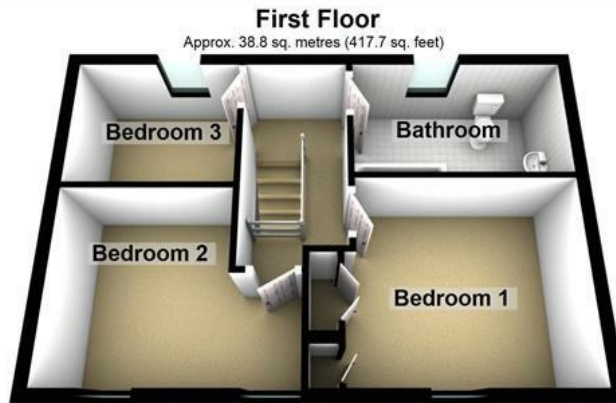
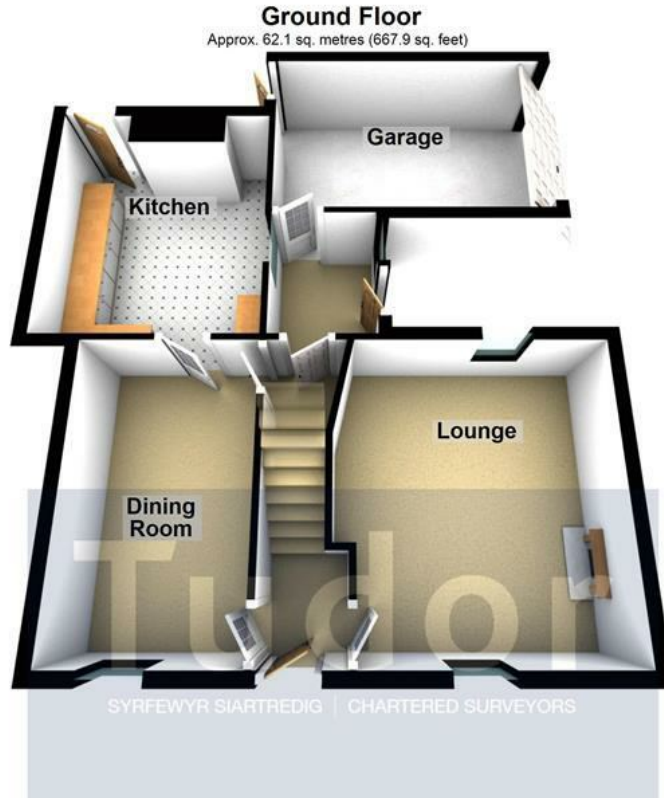
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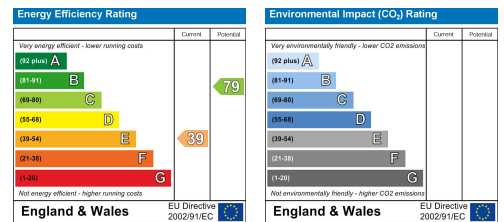


Total area: approx. 100.9 sq. metres (1085.7 sq. feet)

Disclaimer: These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate.
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Plan produced using PlanUp.

Erddig, Y Fron, Nefyn

From Pwllheli proceed north west on the A497 and at the Bryn Cynan roundabout turn right. Proceed into Nefyn and at the mini roundabout in the centre of town turn right onto Stryd Y Plas, pass the old chapel and car park and then take the first right turning (shown as a no through road). Proceed up the hill and Erddig is then the left. OS Reference: - SH 309-403. Satellite Navigation Reference: - LL53 6HU.



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