

Tudor

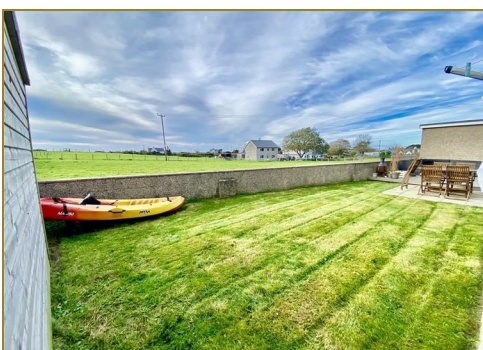
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40 Ffordd Gwenllian, Nefyn, LL53 6ND

£349,950

- Detached Residence
- Convenient Location in Seaside Town
- Parking & Garden
- Popular Residential Area
- 2 Receptions, 3 Bedrooms & 3 Bathrooms
- Inspection Recommended



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Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this detached residence situated in a small residential estate in Nefyn, a small seaside town on the north coast of the Llyn Peninsula. The property is conveniently located within walking distance of the great variety of amenities available including convenience stores, pubs/restaurants, primary school and the beautiful sandy beach. Nefyn 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 spacious and comfortable accommodation has the benefit of double glazing and oil central heating and briefly comprises: - Hall. Lounge. Open plan kitchen-diner. Utility. Downstairs Shower room. Converted Garage to Snug Room and Office. Three bedrooms, one with en-suite. Bathroom. Parking to the front. Rear garden with paved patio and deck area.

Gwynedd Council Tax Band E

GROUND FLOOR

Hall

Stairs to first floor. Radiator.

Lounge 14'2 x 19'8 (4.32m x 5.99m)

Attractive granite surround fireplace with 'Chilli Penguin' multi fuel stove. Radiator. Laminate wood effect floor. Under stairs storage cupboard.

Kitchen 17'5 x 11'2 (5.31m x 3.40m)

Modern fitted kitchen with single drainer stainless steel sink unit. Integral dishwasher. Integral oven and ceramic hobs with extractor hood over. Space for fridge freezer. Patio door to rear garden. Porcelain wood effect tiles. Radiator. Door to:

Utility 10'3 x 6'0 (3.12m x 1.83m)

Unit with single drainer stainless steel sink unit. Plumbing for washing machine. Oil combi boiler. Porcelain wood effect tiles. Outside door.

Shower Room 10'4 x 4'6 (3.15m x 1.37m)

Shower cubicle. Low level w.c. Pedestal washbasin. Tiled floor (porcelain wood effect tiles to match utility/kitchen available for the new owner to install).

Snug Room 9'8 x 11'5 (2.95m x 3.48m)

(Conversion from Garage). With door to:

Office 9'8 x 5'0 (2.95m x 1.52m)

FIRST FLOOR

Landing

Airing cupboard with radiator. Radiator.

Bedroom (Front) 10'6 x 16'5 (3.20m x 5.00m)

Radiator.

Bedroom (Rear) 10'6 x 14'7 (3.20m x 4.45m)

Radiator.



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Bathroom 9'5 x 8'9 (2.87m x 2.67m)

White suite comprising panelled bath. Pedestal washbasin. Low level w.c. Towel radiator.

Principal Bedroom 10'4 x 16'8 (3.15m x 5.08m)

Radiator.

En-Suite 7'6 x 8'9 (2.29m x 2.67m)

Panelled bath. Low level w.c. Pedestal washbasin.

OUTSIDE

Front parking area. Two sheds, both with electricity. Rear lawn garden with patio and deck areas. Side access.

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



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Total area: approx. 152.3 sq. metres (1639.7 sq. feet)

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Plan produced using PlanUp.

40 Ffordd Gwenllian, Nefyn

From Pwllheli proceed North West on the A497. Pass through Efailnewydd and then at the Bryn Cynan roundabout turn right. Take the first entrance on the left as you enter Nefyn. Proceed into the estate, take the first right and then the first left. Number 40 is then on the left. O.S Ref: SH 305-402. Sat Nav Ref: LL53 6ND.

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

Current Energy Rating: 74
Target Energy Rating: 84



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