

# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



**Primroseville, Lon Las, Morfa Nefyn, LL53 6BG**

**£350,000**

- Semi-Detached Residence
- Short Walk to Beach & Golf Course
- 2 Receptions & 4 Bedrooms
- Sought-After Position
- Excellent Project Opportunity
- Parking, Garage & Gardens



# Primroseville Lon Las, Morfa Nefyn, LL53 6BG

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this substantial semi-detached residence for sale. This is an exciting opportunity to acquire a project property situated in a popular and sought-after position only a short walk to the beautiful sandy beach and championship Golf Course in Morfa Nefyn, a popular seaside village situated on the north coast of the glorious Llyn Peninsula. Pwllheli the market town for the area is only about 7 miles and boasts excellent amenities including leisure centre and marina.

The spacious accommodation briefly comprises of the following:- Hall. Lounge. Sitting room. Breakfast room. Kitchen. Utility. Four bedrooms. Bathroom with separate toilet. Balcony. Ample parking. Gardens to front and rear. Garage. Log store. Corrugated outhouse.

Gwynedd Council Tax Band: E

## GROUND FLOOR

### Hall

Under stairs cupboard. Night storage heater. Stairs to first floor.

### Lounge 13'10 x 15'0 (4.22m x 4.57m)

Fireplace.

### Sitting Room 10'11 x 13'4 (3.33m x 4.06m)

Fireplace.

### Breakfast Room 9'3 x 11'0 (2.82m x 3.35m)

### Kitchen 7'1 x 7'6 (2.16m x 2.29m)

### Utility

## FIRST FLOOR

### Landing

### Bedroom 1 11'0 x 13'3 (3.35m x 4.04m)

Door to balcony.

### Bedroom 2 13'10 x 9'10 (4.22m x 3.00m)

### Bedroom 3 10'11 x 11'0 (3.33m x 3.35m)

### Bedroom 4 6'5 x 7'6 (1.96m x 2.29m)

### Toilet

Low level w.c.

### Bathroom 7'1 x 4'6 (2.16m x 1.37m)

## 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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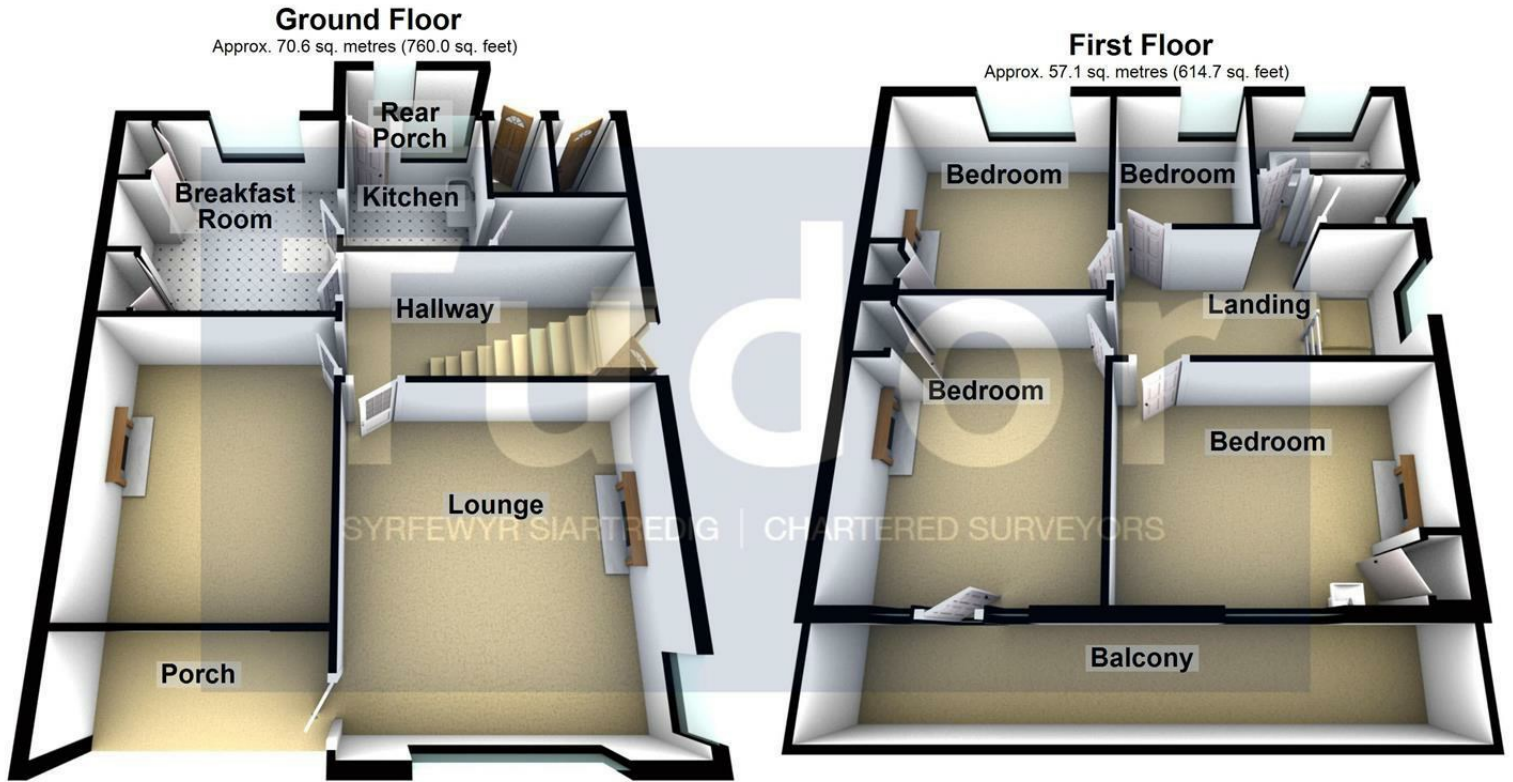
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Total area: approx. 127.7 sq. metres (1374.6 sq. feet)

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Plan produced using PlanUp.

Primroseville, Lon Las, Morfa Nefyn, Pwllheli

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	
EU Directive 2002/91/EC	78	EU Directive 2002/91/EC	32
England & Wales		England & Wales	



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