

Tudor

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



Primroseville, Lon Las, Morfa Nefyn, LL53 6BG

£245,000

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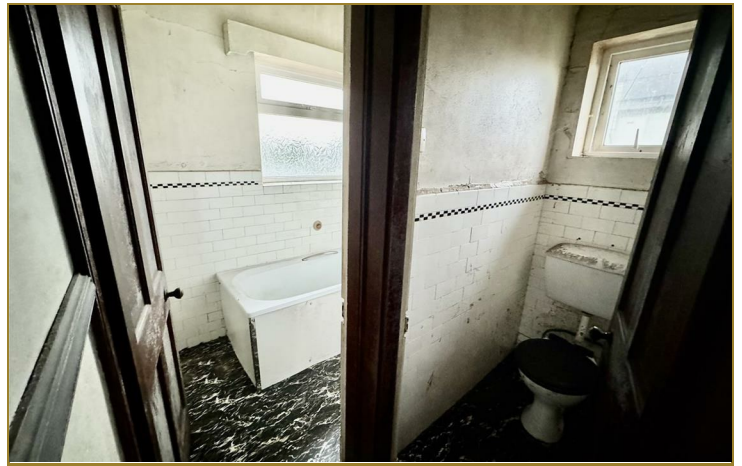
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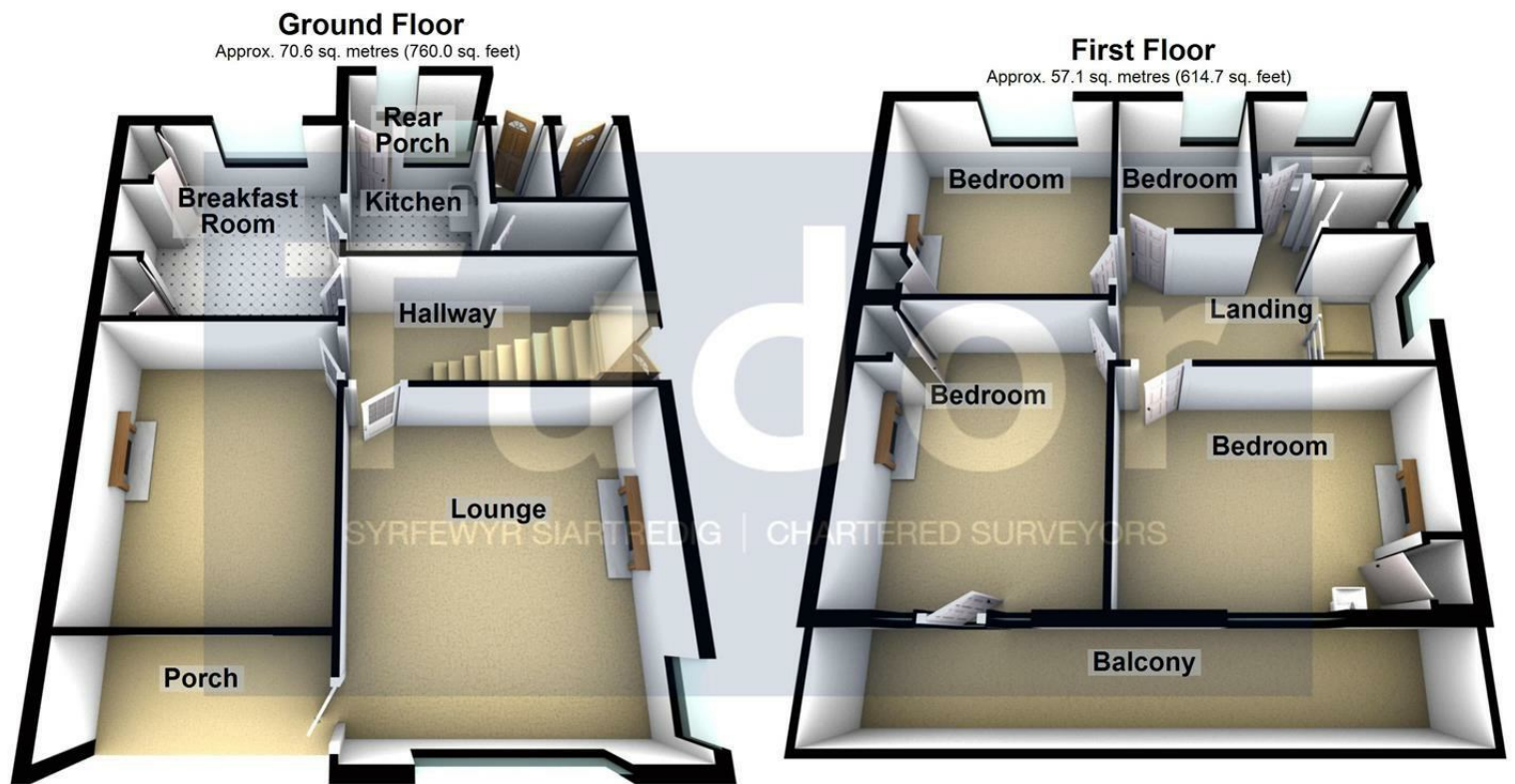
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Total area: approx. 127.7 sq. metres (1374.6 sq. feet)

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Plan produced using PlanUp.

Primroseville, Lon Las, Morfa Nefyn, Pwllheli

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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