

Tudor

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



Ciona, 8 Bryn Estate, Morfa Nefyn, LL53 6DD

£255,000

- Link Detached Bungalow
- Popular Seaside Village
- Three Bedrooms
- Quiet Cul-de-sac
- Close to Amenities, Beach & Golf
- Garage, Parking & Gardens



Ciona, 8 Bryn Estate, Morfa Nefyn, LL53 6DD

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this garage link detached bungalow, situated in a sought-after area, occupying a generous and private corner plot in a quiet cul-de-sac with delightful views towards Yr Eifl. The property is within walking distance of the village amenities, the beach with the coastal path towards Porthdinllaen and golf course and is also close to local public transport.

Morfa Nefyn is a popular seaside village, situated on the north coast of the glorious Llyn Peninsula and presently enjoying increased popularity and offers great amenities including restaurants, cafe and convenience store. Pwllheli the market town for the area is only about 7 miles.

The comfortable accommodation has the benefit of double glazing and oil central heating and briefly comprises of: - Entrance hall. Lounge/diner. Kitchen. Shower room. Separate toilet. Three bedrooms. Utility and Garage. Parking to the front with nicely set out lawn gardens to the front, side and rear.

*Please note this bungalow is of a non-standard construction

Entrance Hall

Leading to:

Inner Hall

Cupboard with pre-lagged cylinder and shelving.

Lounge/Dining 12'9 x 22'6 (3.89m x 6.86m)

Two radiators. Hatch to kitchen. Triple aspect windows with views towards Yr Eifl.

Kitchen 8'5 x 9'3 (2.57m x 2.82m)

Kitchen units incorporating one and a half bowl stainless steel sink unit. Space for cooker and fridge. Pantry cupboard. Tiled floor. Outside door to rear garden.

Shower Room

Recently fitted modern shower room with vanity washbasin. Towel radiator. Karndean floor.

Separate Toilet

Low level w.c. Radiator.

Bedroom 1 (Front) 10'0 x 14'1 (3.05m x 4.29m)

Radiator. Washbasin.

Bedroom 2 (Rear) 11'2 x 8'1 (3.40m x 2.46m)

Radiator. Washbasin.

Bedroom 3 (Front) 9'6 x 9'7 (2.90m x 2.92m)

Radiator. Washbasin.

OUTSIDE

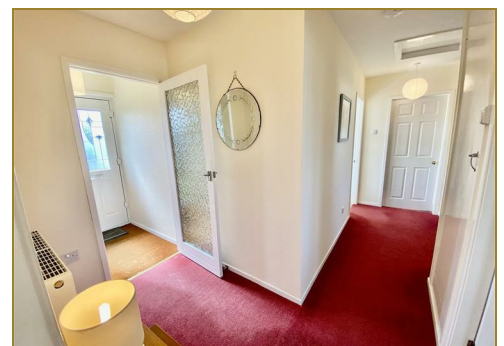
Parking to the front. Garden to front, side and rear. Oil tank located at the rear.

Utility 10'2 x 4'11 (3.10m x 1.50m)

Worktop. Plumbing for washing machine. Outside door to rear. Door to:

Garage 10'2 x 17'11 (3.10m x 5.46m)

Newly fitted up and over door. Oil boiler for central heating and hot water.



Tudor

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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Ciona, 8 Bryn Estate, Morfa Nefyn, LL53 6DD

SERVICES

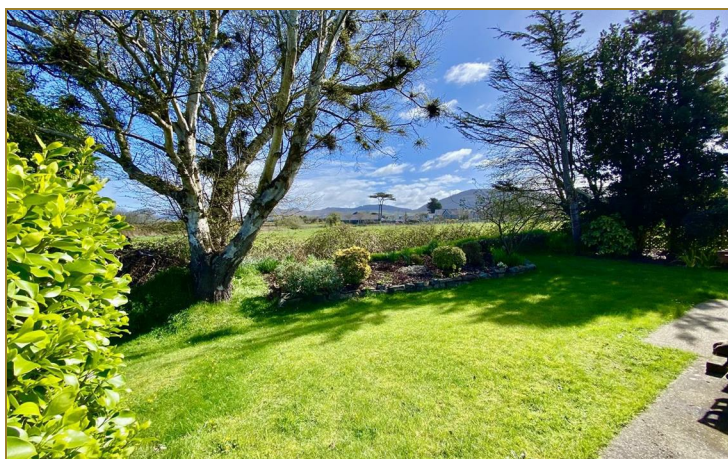
We understand that mains water, electricity and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is freehold with vacant possession available on completion.

NOTE

Please note that the property is of non-standard construction.



Tudor

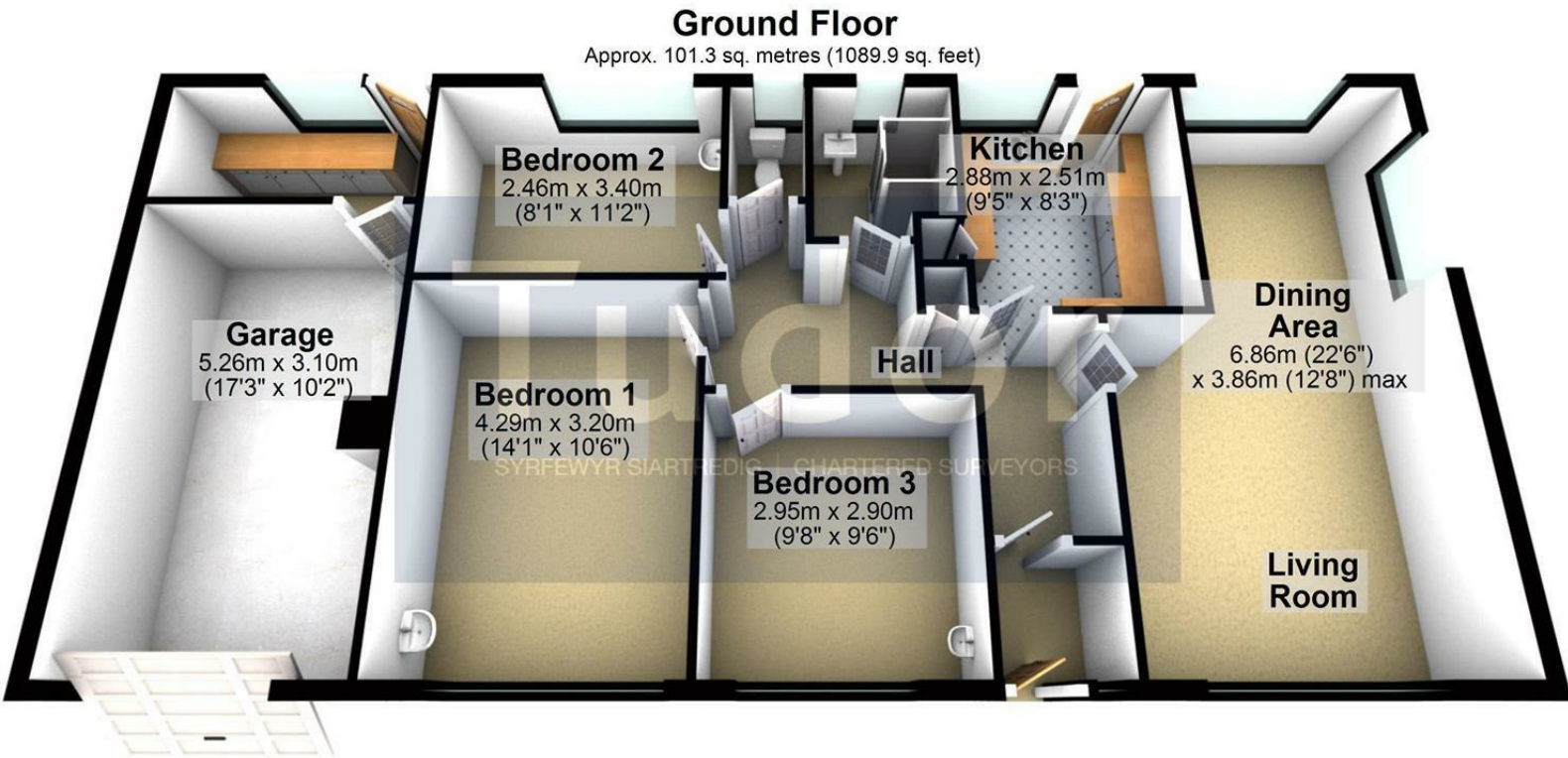
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Ciona, 8 Bryn Estate, Morfa Nefyn, LL53 6DD



Total area: approx. 101.3 sq. metres (1089.9 sq. feet)

Copyright Tudor Chartered Surveyors and Estate Agents. For room identification only.
Plan produced using PlanUp.

Ciona, 8, Bryn Estate, Morfa Nefyn, Pwllheli

Energy Efficiency Rating		Current	Worst	Environmental Impact (CO ₂) Rating		Current	Worst
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(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				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
		56				73	



Tudor

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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk