

# Tudor

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



## Apartment 5 Tywod Arian, Lon Golff, Morfa Nefyn, LL53 6YN

**£194,000**

- Ground Floor Apartment
- Walking Distance to Beach & Golf
- Long Leasehold
- Sought-After Seaside Location
- Three Bedrooms
- Parking & Communal Gardens





# Apartment 5 Tywod Arian, Lon Golff, Morfa Nefyn, LL53 6YN

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this three bedroom ground floor apartment situated in a very popular position within easy walking distance of the golf course and beach, with the world famous Ty Coch at Porthdinllaen close by.

Morfa Nefyn is situated on the north coast of the glorious Llyn Peninsula and presently enjoying increased popularity and has become very sought-after and offers great amenities including restaurant, cafe, convenience store and garage.

The ground floor apartment is attractively set out, has the benefit of gas central heating and briefly comprises of the following: - Hall. Open plan lounge/kitchen/dinner. Bathroom. Three bedrooms. Car parking spaces are not allocated.

Communal gardens. \*Presently used as a successful holiday let, however, the apartment does offer a opportunity to acquire a lovely permanent residence in a quiet complex.

## Open Plan Lounge/Kitchen/Diner 24'6 x 19'4 (7.47m x 5.89m)

Maximum measurements. Patio door leading from front patio and parking area. Wood effect floor. Two radiators. Modern fitted kitchen incorporating stainless steel sink unit. Integral oven and ceramic hobs with filter hood over. Integral dishwasher. Space for fridge and freezer.

## Hallway

UPVC double glazed door to rear communal garden. Radiator. Storage cupboard. Double doors leading to:

## Bathroom

Modern white suite: panelled bath with central taps. Corner entry shower cubicle. Washbasin. Tiled floor and walls.

## Bedroom 10'1 x 8'6 (3.07m x 2.59m)

Radiator. Built in wardrobe.

## Bedroom 9'5 x 10'1 (2.87m x 3.07m)

Radiator. Built in wardrobe.

## Bedroom 10'1 x 11'6 (3.07m x 3.51m)

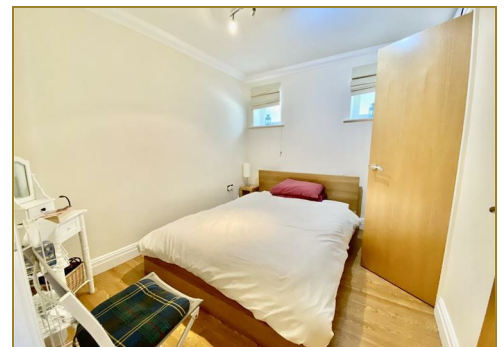
Cupboard with boiler for central heating and hot water.

## SERVICES

We understand that mains water, electricity and drainage are connected to the property. Gas central heating from a communal central gas tank. (No mains gas in Morfa Nefyn). Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

We understand that the property is leasehold with vacant possession available on completion. The property is offered for sale with the benefit of a long lease, subject to a ground rent and service charge. Ground rent £250 per annum. Service charge is approx £100 per month.



# Tudor

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

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

# Apartment 5 Tywod Arian Lon Golff, Morfa Nefyn, LL53 6YN



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		65	71	England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA  
 T: 01758 701 100  
 E: info@huwtudor.co.uk  
 www.huwtudor.co.uk