

Tudor

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Telynfa, Stryd Y Ffynnon, Nefyn, LL53 6HW

£220,000

- Double Fronted Cottage
- Surprisingly Spacious Accommodation
- Large Rear Garden
- Seaside Town
- 4 Bedrooms with 2 En-Suites
- Double glazing & Central heating



Telynfa Stryd Y Ffynnon, Nefyn, LL53 6HW

This double fronted inner terrace cottage is situated in a convenient position in the centre of the town and is within walking distance of the amenities, beach and school. .

Nefyn is a small seaside town situated on the north coast of the glorious Llyn Peninsula and is only a few miles from the Championship Golf Course at Morfa Nefyn.

Pwllheli the market town for the area is only about 7 miles.

The surprisingly spacious accommodation has the benefit of central heating and double glazing and briefly comprises of: Entrance hall/dining area. Lounge. Kitchen/breakfast room. Utility room. Four bedrooms, two with en-suite facilities. Bathroom. Rear yard with steps up to rear garden with deck.

Please note the property is currently occupied by an Occupation Contract which is expected to end at the latest 31st August 2024

Gwynedd Council Tax Band: C

GROUND FLOOR

Entrance Hall/Dining Area 11'1 x 20'4 (3.38m x 6.20m)

Stairs to first floor. Radiator. Tiled floor.

Lounge 9'7 x 20'4 (2.92m x 6.20m)

Fireplace with multi fuel stove. Two radiators.

Kitchen 15'6 x 12'6 (4.72m x 3.81m)

Modern fitted kitchen. Outside door to rear. Opening to:

Utility 10'5 x 8'9 (3.18m x 2.67m)

Plumbing for washing machine. Combi boiler for central heating and hot water (gas bottles, no mains gas in Nefyn).

FIRST FLOOR

Landing

Front Bedroom 10'10 x 9'11 (3.30m x 3.02m)

Radiator. Door to:

En-Suite Shower

Shower cubicle. Low level w.c. Washbasin.

Front Bedroom 9'7 x 11'6 (2.92m x 3.51m)

Radiator.

Bedroom 8'10 x 9'4 (2.69m x 2.84m)

Radiator.

Rear Bedroom 11'11 x 12'7 (3.63m x 3.84m)

Radiator.

En-Suite Bathroom

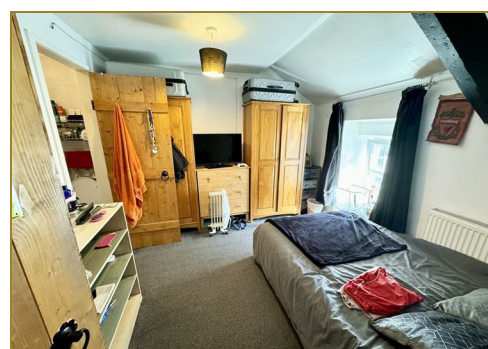
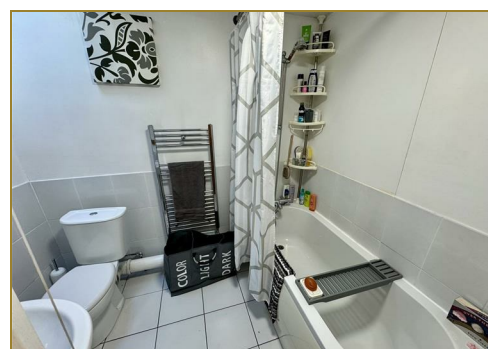
White suite with panelled bath. Low level w.c. Washbasin.

Bathroom

Low level w.c. Washbasin. Panelled bath with shower over. Tiled floor.

OUTSIDE

Rear yard with storage area. Steps up to surprisingly large rear garden with deck.



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SERVICES

We understand that mains water, drainage and electricity 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.

SPECIAL NOTE

Please note the property is currently occupied by an Occupation Contract which is expected to end at the latest 31st August 2024



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Total area: approx. 128.7 sq. metres (1385.6 sq. feet)
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 Plan produced using PlanUp.

Telynfa, Nefyn, Pwllheli

From Pwllheli proceed northwest on the A497 at the Bryn Cynan roundabout turn right to Nefyn. Enter the town and straight on at the mini roundabout. Proceed down Stryd Y Ffynnon and Telynfa is on the left hand side. OS Reference: - SH 307-406. Satellite Navigation Reference: - LL53 6HW.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---|--|-------------------------|
| Current | Worst | 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 | | |
| 75 | 51 | | |
| England & Wales | England & Wales | England & Wales | England & Wales |
| EU Directive 2002/91/EC | EU Directive 2002/91/EC | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



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