

Tudor

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Dill Cush Lon Penrhos, Morfa Nefyn, LL53 6BL

£485,000

- Detached Residence
- Popular Seaside Village
- Three Bedrooms
- Sought-After Location
- Close to Amenities, Golf & Beach
- Ample Parking, Garden & Garage



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Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this spacious detached residence situated in a sought-after position in Morfa Nefyn, a popular seaside village on the north coast of the glorious Llyn Peninsula. The property is within walking distance of the variety of amenities available, the beautiful sandy beach, coastal walk and the championship golf course. Pwllheli the market town for the area is only about 7 miles and boasts excellent amenities including leisure centre and marina.

The comfortable accommodation has the benefit of oil central heating and double glazing and briefly comprises: - Covered porch. Hall. Open plan lounge-dining. Kitchen. Cloak room. Bedroom. On the first floor:- Two bedrooms, one with en-suite. Bathroom.

Large gravelled area to the front providing ample parking. Enclosed paved patio garden at the rear. Garage.

Gwynedd Council Tax Band: E

GROUND FLOOR

Covered Porch

Hall

Stairs to first floor. Radiator. Wood effect floor. Door to:

Open Plan Lounge-Diner 23'11 x 11'10 (7.29m x 3.61m)

Two radiators. Fireplace. Patio doors to paved patio at rear. Opening to:

Dining Area 10'1 x 6'3 (3.07m x 1.91m)

Radiator. Sliding door to hall.

Kitchen 13'11 x 11'10 (4.24m x 3.61m)

Kitchen units comprising one and a half bowl stainless steel sink unit. Oven and grill with induction hob and extractor hood over. Dishwasher. Outside door.

Bedroom 3 9'7 x 9'11 (2.92m x 3.02m)

Radiator.

Cloak Room 6'6 x 3'4 (1.98m x 1.02m)

Low level w.c. Vanity washbasin. Towel radiator.

FIRST FLOOR

Landing

Front Bedroom 16'0 x 11'11 (4.88m x 3.63m)

Radiator. Two eaves storage cupboards.

En-Suite Shower

Shower cubicle. Low level w.c. Vanity washbasin. Towel radiator. Velux rooflight. Tiled floor and walls.

Bathroom 6'6 x 6'2 (1.98m x 1.88m)

'P' bath with electric shower over. Vanity washbasin and toilet. Tiled floor and walls.

Rear Bedroom 16'0 x 10'1 (4.88m x 3.07m)

Radiator. Two eaves storage cupboards. Built in wardrobe. Airing cupboard with radiator.



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OUTSIDE

Front gravelled ample parking area. Enclosed rear paved patio garden. Side gates to both ends of the property. Oil tank.

Garage

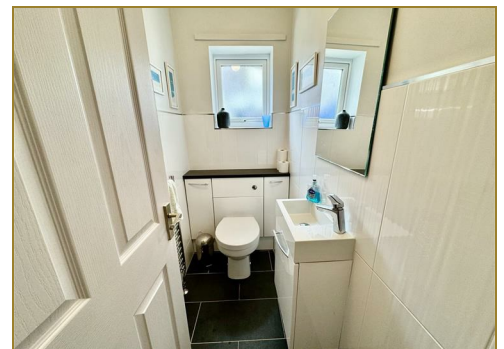
With up and over door. Service door to the rear.

SERVICES

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

TENURE

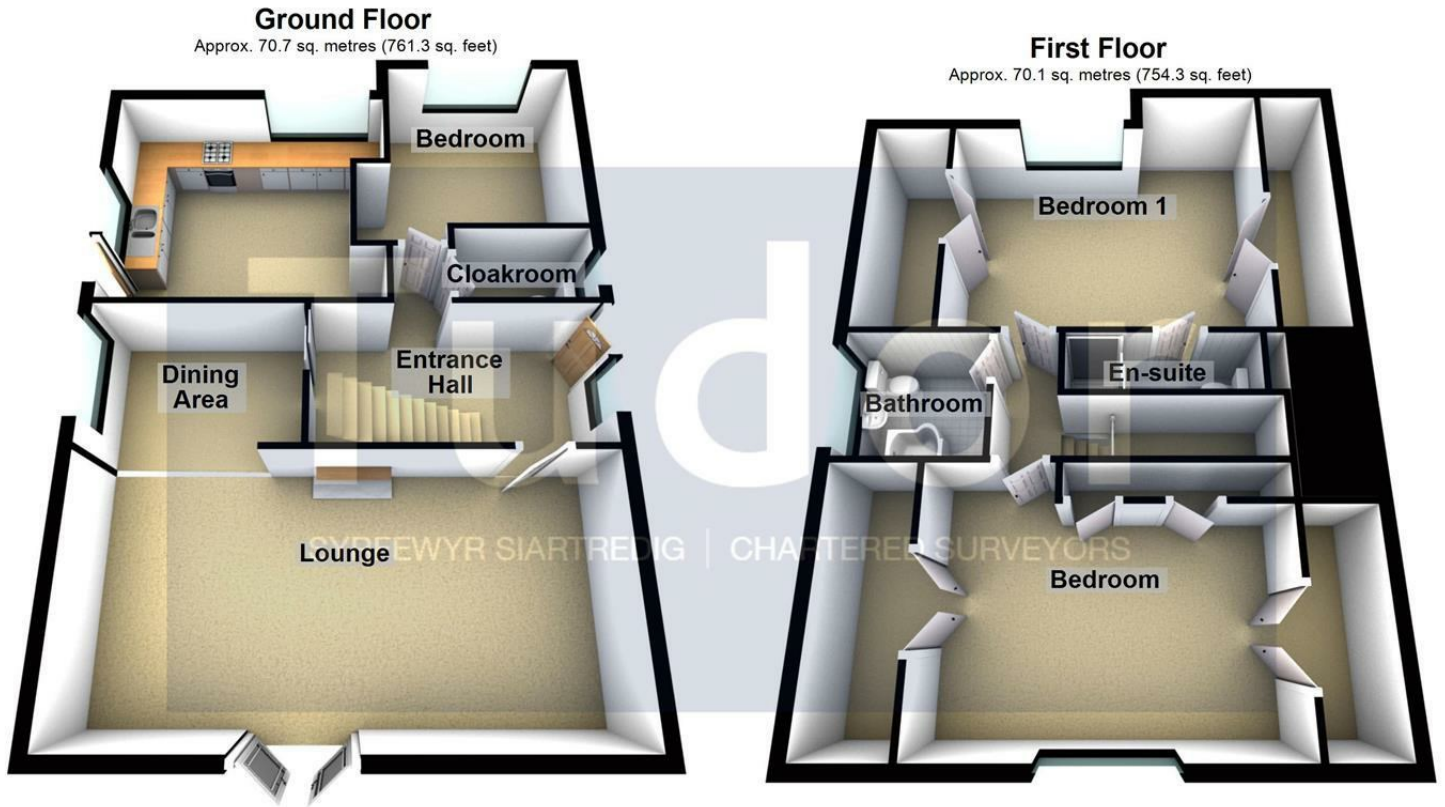
We understand that the property is freehold with vacant possession available on completion.



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Total area: approx. 140.8 sq. metres (1515.6 sq. feet)

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Plan produced using PlanUp.

Dillcush, Morfa Nefyn, Pwllheli

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
	74		
	47		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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