

# Tudor

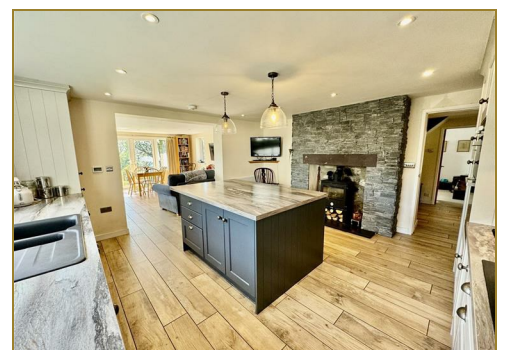
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



## Fron Deg, Mynydd Nefyn, LL53 6TN

**£649,500**

- Detached Residence -1.09 acres or thereabouts
- Spectacular Views
- Double Garage & Summerhouse
- Delightful Rural Area
- Parking, Gardens & Paddock
- 3 Bedrooms & 2 Receptions



# Fron Deg, Mynydd Nefyn, LL53 6TN

Tudor Estate Agents & Chartered Surveyors have been favoured with instructions to offer this detached residence for sale, located in a delightful rural position with truly spectacular views towards Nefyn and Porthdinllaen. This is an exciting opportunity to purchase a stunning home in an elevated position at Mynydd Nefyn – In all extending to 1.09 acres or thereabouts.

The comfortable accommodation is attractively decorated throughout, has been extended, modernised & improved and briefly comprises of the following: Entrance Hall. Study/Sitting Room. Open plan Lounge-Kitchen-Diner (a stunning family & entertainment room). Hobby room. Boot room. Shower room. Utility. On the first floor: Bathroom. Three bedrooms, one with en-suite - all enjoying the stunning views.

Drive and ample parking. Double garage. Beautiful gardens and grounds with summerhouse at the rear. Paddock. Gwynedd Council Tax Band: D

## GROUND FLOOR

### Entrance Hall

Cupboard. Radiator.

### Inner Hall

Radiator. Stairs to first floor.

### Study/Sitting Room 10'8 x 13'11 (3.25m x 4.24m)

Radiator. Sea views.

### Kitchen 15'0 x 15'1 (4.57m x 4.60m)

Modern kitchen units with central island. Multi fuel stove. Radiator. Integral fridge/freezer. Integral dishwasher. Single drainer one and a half bowl sink unit. Cooker with extractor hood over. Hobs. Double oven and grill. Opening to:

### Lounge 15'0 x 14'7 (4.57m x 4.45m)

Double doors to the garden with views. Radiator.

### Boot Room 7'5 x 8'6 (2.26m x 2.59m)

Radiator. Door to:

### Hobby Room 8'10 x 8'7 (2.69m x 2.62m)

Radiator.

### Utility Room 7'11 x 8'6 (2.41m x 2.59m)

Plumbing for washing machine. Outside door.

### Shower Room

Low level w.c. Shower cubicle. Radiator. Washbasin.

## FIRST FLOOR

### Landing

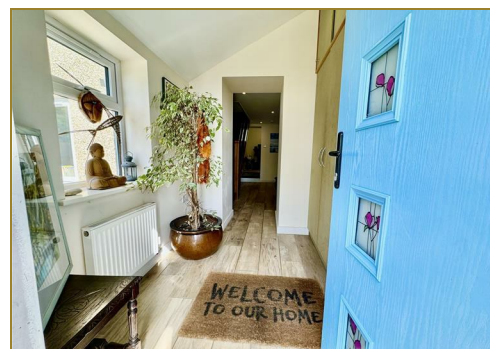
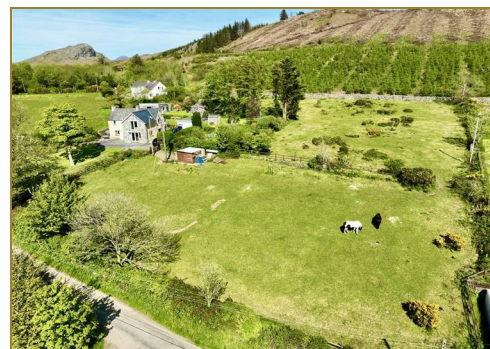
Radiator.

### Bedroom 10'11 x 14'1 (3.33m x 4.29m)

Radiator. Built in wardrobes. Cylinder cupboard.

### Bathroom 4'9 x 10'2 (1.45m x 3.10m)

Panelled bath with mixer tap and shower attachment. Pedestal washbasin. Low level w.c. in recess. Radiator.



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# Fron Deg, Mynydd Nefyn, LL53 6TN

## Bedroom 10'11 x 13'3 (3.33m x 4.04m)

Fitted wardrobes. Radiator.

## Bedroom Suite 13'1 x 10'9 (3.99m x 3.28m)

Radiator. Romeo/Juliet Balcony with sea views. Built in wardrobes.

## En-Suite

Shower cubicle. Velux roof light. Washbasin. Low level w.c. Tiled floor and walls.

## OUTSIDE

Ample parking area. Greenhouse. Gardens and paddock. Wilderness garden - In all extending to 1.09 acres or thereabouts (plan available on request).

## Double Garage

## Summer House 18'3 x 18'9 (5.56m x 5.72m)

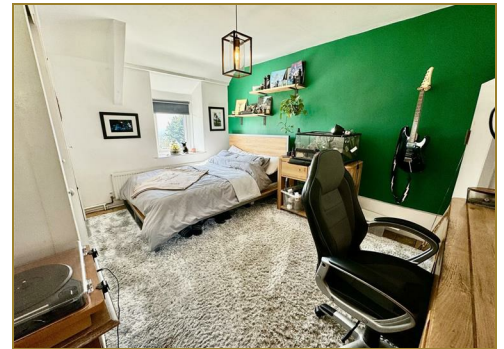
With single drainer stainless steel sink unit. Two radiator. Door to Shower Room/Toilet with pedestal washbasin. Low level w.c. Shower cubicle. (9'11 x 4'10).

## SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. Oil boiler for central heating. 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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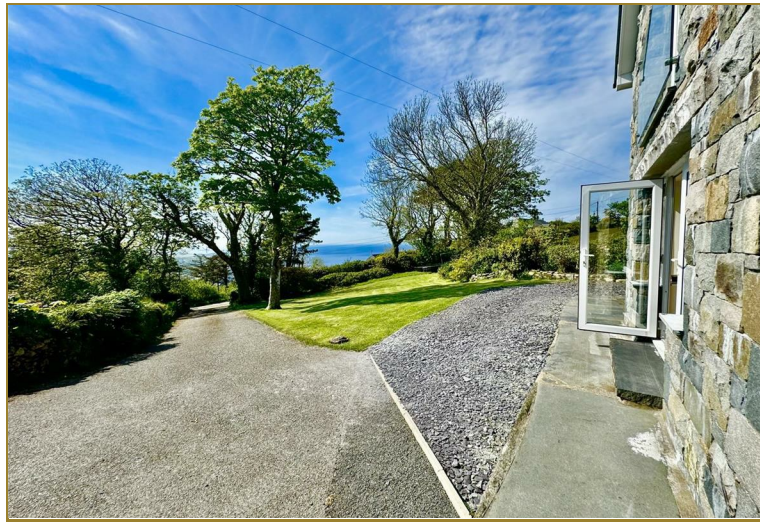
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# Fron Deg, Mynydd Nefyn, LL53 6TN



From Pwllheli proceed north west on the A497, turn right at the Bryn Cynan roundabout and then onwards into Nefyn, proceed down the High Street and then turn right at the mini roundabout in the centre of the town, pass the old chapel and then up the hill in the direction of Mynydd Nefyn. Take the left turning and proceed straight on passing two white cottages on the right, keep to your right, and the entrance to Fron Deg is then on the right. (Please note that your sat nav reference is based on the postcode which, in a rural area, can cover a large geographic area. Please follow the directional note for the latter part of your journey). Viewing by appointment only.

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



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