

Tudor

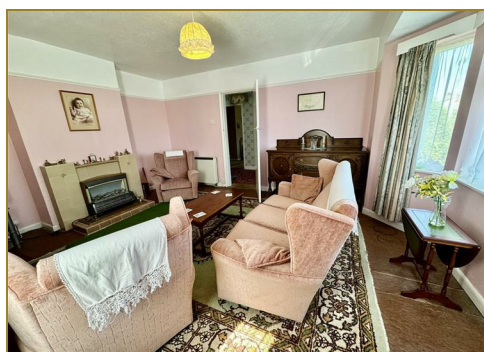
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chartered surveyors | estate agents | property managers



Minffordd Lon Penrhos, Morfa Nefyn, LL53 6BL

£235,000

- Detached Bungalow
- Spacious Accommodation
- Parking, Gardens & Garage
- Convenient Position for Beach & Golf
- 2 Receptions, 3 Bedrooms & Loft Room
- Inspection Recommended



Minffordd Lon Penrhos, Morfa Nefyn, LL53 6BL

Tudor Estate Agents & Chartered Surveyors offer this detached bungalow for sale, situated in a convenient position within walking distance of the beach, village amenities and the championship golf course.

Morfa Nefyn is located on the north coast of the glorious Llyn Peninsula and is only about 7 miles from Pwllheli the market town for the area.

Minffordd offers great potential with spacious accommodation, and the benefit of double glazing and briefly comprises of the following: -

Porch. Hall. Lounge. Dining room. Kitchen with Oil Fired Rayburn. Two bedrooms and bathroom. Loft room with potential (presently used a third bedroom with access by drop-down ladder). Off-road parking. Front and rear gardens. Detached Garage.

Front Veranda

Porch

Door to:

Hall

Parquet floor. Night storage heater. Drop-down ladder to attic.

Lounge 12'10 x 16'1 (3.91m x 4.90m)

Night storage heater. Bay window. Fireplace.

Bedroom 1 11'10 x 11'1 (3.61m x 3.38m)

Night storage heater. Fireplace.

Bedroom 2 11'4 x 10'0 (3.45m x 3.05m)

Night storage heater.

Bathroom 6'5 x 6'4 (1.96m x 1.93m)

Modern white suite comprising panelled bath with shower over. Pedestal washbasin. Low level w.c. Towel radiator.

Dining Room 12'10 x 11'1 (3.91m x 3.38m)

Night storage heater. Fireplace. Door to:

Rear Hall

Storage cupboard.

Kitchen 9'10 x 8'11 (3.00m x 2.72m)

Night storage heater. Oil fired Rayburn for hot water and cooking. Pantry cupboard with plumbing for washing machine.

LOFT ROOM

Cupboard into eaves. Storage cupboard with immersion heater for hot water.

OUTSIDE

Drive with parking. Front and rear gardens. Oil tank.

Garage 9'3 x 19'0 (2.82m x 5.79m)

Service door to rear garden.



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SERVICES

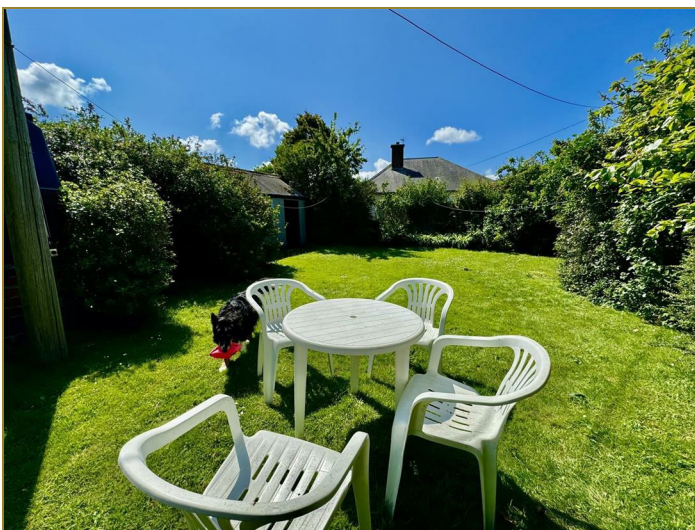
We understand that mains water, electricity and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

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

GWYNEDD COUNCIL TAX

Band D



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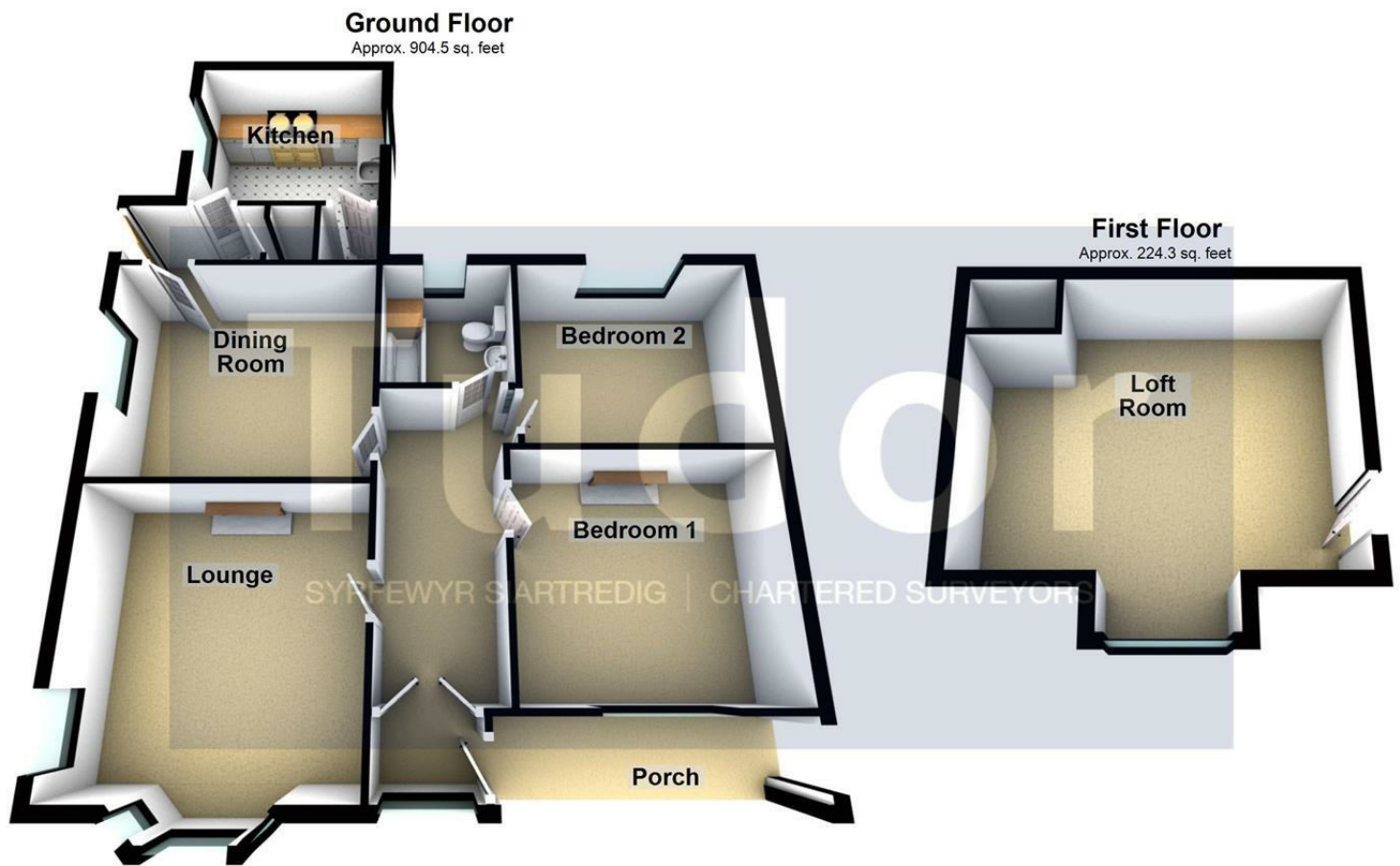
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Total area: approx. 1128.8 sq. feet

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Plan produced using PlanUp.

Minffordd, Lon Penrhos, Morfa Nefyn, Pwllheli

From Pwllheli proceed North West on the A497 and proceed straight on at the Bryn Cynan roundabout and enter Morfa Nefyn. At the crossroads proceed straight across and Minffordd is on the left hand side. OS Reference: - SH 285-404. Sat Nav Ref: - LL53 6BL.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
		75	10

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(32 plus) A			
(21-31) B			
(13-20) C			
(5-12) D			
(1-4) E			
(0-1) F			
(0-1) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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