

# Tudor

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



## Bwthyn Ar Y Bryn, Bryn Glas, Nefyn, LL53 6HT

**£265,000**

- Detached Cottage
- Walking Distance to the Amenities
- Front Garden & One Parking Space
- Outskirts of Seaside Town
- Two Bedrooms
- Viewing Recommended



# Bwthyn Ar Y Bryn, Bryn Glas, Nefyn, LL53 6HT

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this quaint detached cottage for sale.

Situated on the outskirts of this popular seaside town within walking distance of the amenities which include convenience stores, chemist/doctor surgery, pubs/restaurants and primary school.

Nefyn is a small seaside town located on the North coast of the glorious Llyn Peninsula and is only about 2 miles from the championship golf course at Morfa Nefyn and about 7 miles from Pwllheli, the market town for the Llyn Peninsula.

The comfortable accommodation briefly comprises of: Kitchen-Diner. Bathroom. Lounge and Two Bedrooms. Front garden with one parking space. Steps at the side leading the overgrown rear garden with potential.

## **Kitchen/Diner 12'6 x 8'3 (3.81m x 2.51m)**

Outside door to front. Slate floor. UPVC double glazed window. Kitchen units incorporating sink. Hobs and oven. Door to:

## **Inner Hall**

Night storage heater. Storage cupboard.

## **Bathroom 8'0 x 6'4 (2.44m x 1.93m)**

## **Bedroom 1 9'11 x 10'5 (3.02m x 3.18m)**

Cylinder cupboard. Wall mounted electric heater.

## **Bedroom 2 7'8 x 11'10 (2.34m x 3.61m)**

Cupboard.

## **Lounge 13'3 x 15'0 (4.04m x 4.57m)**

Maximum measurements 'L' shaped room. Fireplace. Night storage heater. Patio door to front.

## **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.

## **COUNCIL TAX**

Band C



# Tudor

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Energy Efficiency Rating		Current	Percent	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Percent
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G		19		(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			



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