

Tudor

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Ty Hwnt I'r Mor, 14 Wern Y Wylan, Morfa Nefyn, LL53 6DG

£445,000

- Detached Bungalow
- Sought-After Area
- Easily Maintained Garden with Views
- Short Walk to Golf Course & Beach
- 3 Receptions, 3 Bedrooms, En-Suite & Bathroom
- Inspection Highly Recommended



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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this delightful detached bungalow for sale, situated in a sought-after cul-de-sac within an easy walking distance of the beautiful sandy beach and championship golf course in Morfa Nefyn, a small seaside village on the north coast of the glorious Llyn Peninsula.

Ty Hwnt I'r Mor offers surprisingly spacious accommodation with the benefit of double glazing and gas central heating throughout. Briefly comprises of the following: - Hall. Three Bedrooms, one with en-suite bathroom. Shower room. Store room. Utility split with Garage. Open plan kitchen/diner. Lounge with patio door to spacious Conservatory enjoying delightful views over open countryside. Drive with off-road parking. Side access to delightful rear garden.

Hall

Radiator. Drop down ladder to attic.

Bedroom 1 9'9 x 8'10 plus door recess (2.97m x 2.69m plus door recess)

Radiator.

Bedroom 2 12'3 x 8'11 (3.73m x 2.72m)

Radiator.

Store Room 4'11 x 6'7 (1.50m x 2.01m)

Radiator.

Bedroom 3 13'3 x 9'11 (4.04m x 3.02m)

Radiator. Door to:

En-Suite Bathroom 13'3 x 9'11 (4.04m x 3.02m)

Radiator. Tiled floor and part-tiled walls. Low level w.c. Pedestal washbasin. Panelled bath with electric shower above. Towel radiator.

Lounge 17'0 x 14'11 (5.18m x 4.55m)

Two radiators. Electric fire. Double doors to:

Conservatory 16'1 x 10'8 (4.90m x 3.25m)

Tiled floor. Double doors to patio at rear.

Open Plan Kitchen-Diner

Kitchen Area 9'4 x 12'3 (2.84m x 3.73m)

Tiled floor. Kitchen units incorporating gas hobs with hood over. Double oven. Stainless steel sink unit. Integral dishwasher. Space for freestanding fridge/freezer. Outside door to side.

Dining Area 9'5 x 11'10 (2.87m x 3.61m)

Radiator.

Shower Room 9'4 x 6'11 (2.84m x 2.11m)

Tiled floor and part tiled walls. Shower cubicle. Low level w.c. Pedestal washbasin. Towel radiator.

Utility Room 9'0 x 9'4 (2.74m x 2.84m)

Step down to utility - former garage, divided to utility with door to front storage/garage. Tiled floor. Sink unit. Plumbing for washing machine. Outside door to side. Gas LPG combi boiler for central heating and hot water.



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Garage/Storage Room 9'1 x 6'0 (2.77m x 1.83m)

With electric roller garage door.

SERVICES

We understand that mains water, electricity and drainage are connected to the property. Underground LPG tank for central heating and hot water. 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

Tax Band F



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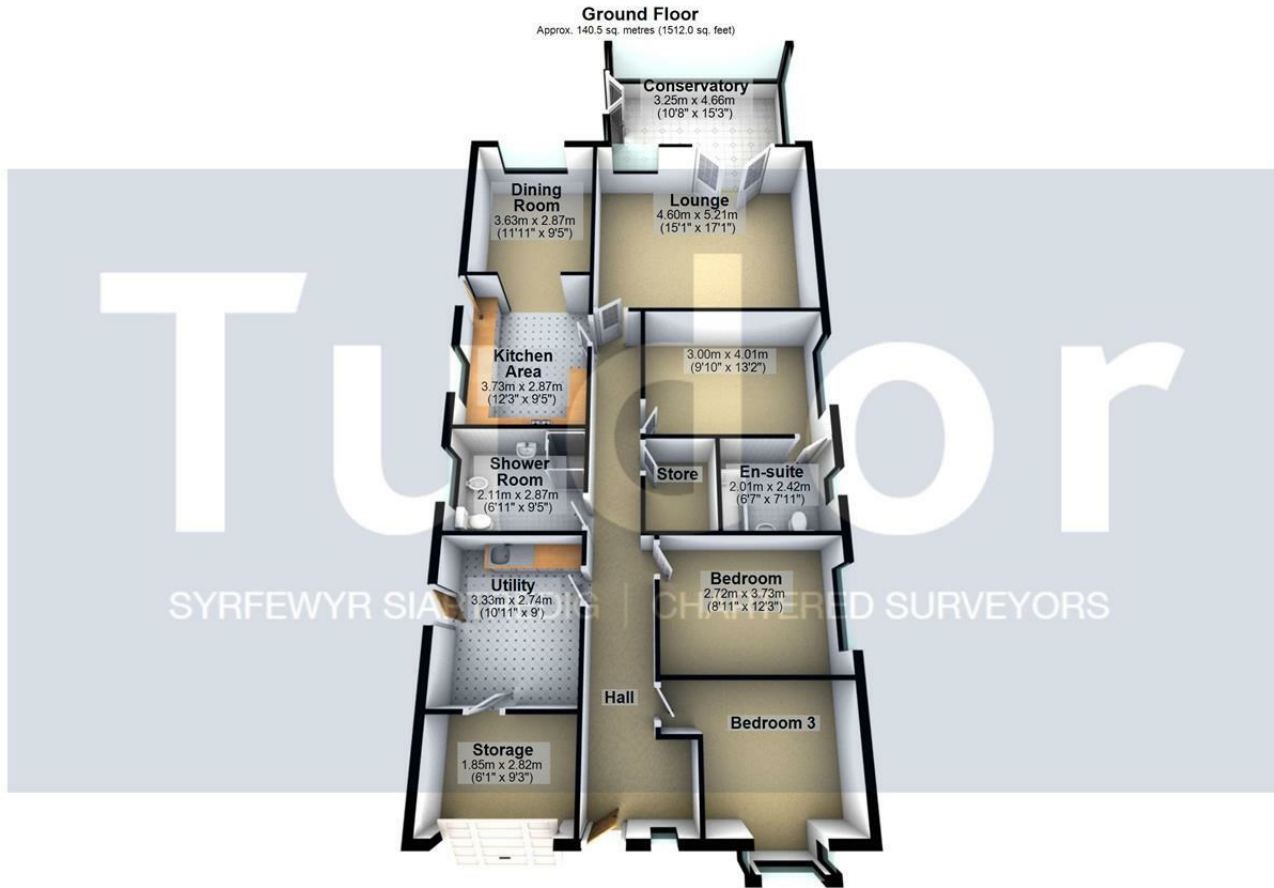
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Total area: approx. 140.5 sq. metres (1512.0 sq. feet)
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Plan produced using PlanUp.
Tu-Hwnt Ir Mor, 14 Wern y Wylan, Morfa Nefyn, Pwllheli

From Pwllheli proceed North West on the A497, pass through Efailnewydd and at the Bryn Cynan roundabout proceed straight on (B4412). At the centre of Morfa Nefyn cross over the crossroads and then down Lon Penrhos. At the next crossroads go straight on (to get to the beach you would turn right at this crossroads). Proceed along the road in the direction of the golf course and enter Wern Y Wylan on the left, proceed into the estate and number 14 is then on the right hand side. O.S Reference: - SH 282-404. Satellite Navigation Reference: - LL53 6DG.

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



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