

# Tudor

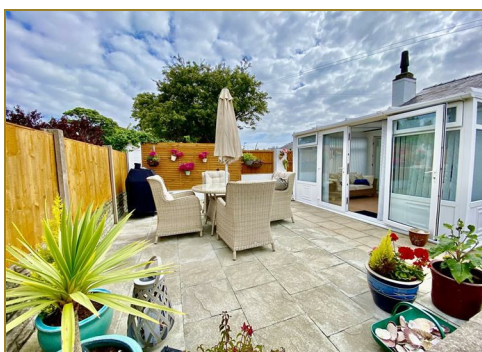
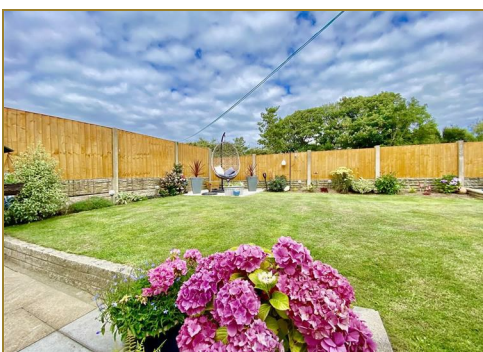
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chartered surveyors | estate agents | property managers



## 39 Llwyn Gwalch Estate, Morfa Nefyn, LL53 6DE

**£299,950**

- Garage-linked Bungalow
- Close to Beach & Golf
- Attractively Decorated Throughout
- Popular Residential Area
- Air Source Heat Pump & Solar Panels
- 2 Receptions & 2 Bedrooms



# 39 Llwyn Gwalch Estate, Morfa Nefyn, LL53 6DE

\*RECENTLY INSTALLED AIR SOURCE HEAT PUMP, SOLAR PANELS & LOFT INSULATION\* Tudor Estate Agents & Chartered Surveyors are delighted to offer this garage-linked bungalow for sale, situated in a popular residential estate within walking distance of the village amenities, beach and golf course.

Morfa Nefyn is a popular seaside resort on the north coast of the glorious Llyn Peninsula and is only about 7 miles from the Pwllheli, the market town for the area.

The bungalow has comfortable accommodation, is attractively decorated throughout with the benefit of double glazing and gas central heating and briefly comprises of the following: - Porch. Hall. Kitchen opening to dining area and lounge. Conservatory. Two bedrooms. Bathroom. Rear paved patio and garden. Parking to the front of the garage.

## Porch

## Hall

Radiator. Cloaks cupboard.

## Kitchen 7'6 x 7'10 (2.29m x 2.39m)

Modern kitchen units with single drainer stainless sink unit with mixer tap. Integral oven and grill. Ceramic hob. Opening to:

## Dining Area 7'6 x 8'4 (2.29m x 2.54m)

Radiator. Opening to:

## Lounge Area 13'6 x 15'7 (4.11m x 4.75m)

Living flame gas fire with feature modern surround. Engineered oak floor. Double glazed double doors to:

## Conservatory 12'10 x 10'1 (3.91m x 3.07m)

Radiator. UPVC double glazing with patio doors to garden.

## Bathroom

Modern white suite with vanity washbasin and low level w.c. unit. Panelled bath with electric shower over. Tiled floor. Radiator.

## Rear Bedroom 10'3 x 12'10 (3.12m x 3.91m)

Radiator.

## Front Bedroom 10'6 x 10'6 (3.20m x 3.20m)

Radiator.

## OUTSIDE

Front garden and parking area. Attractively laid out paved patio garden and access gate to the side.

## Garage 9'0 x 16'9 (2.74m x 5.11m)

Up and over door. Plumbing for washing machine. Gas combi boiler (bottled gas) for central heating and hot water. Service door to rear patio and garden.

## SERVICES

We understand that mains water, electricity and drainage are connected to the property. No mains gas in Morfa Nefyn. 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.

## EPC

To Follow

## GWYNEDD COUNCIL TAX

Band D



# Tudor

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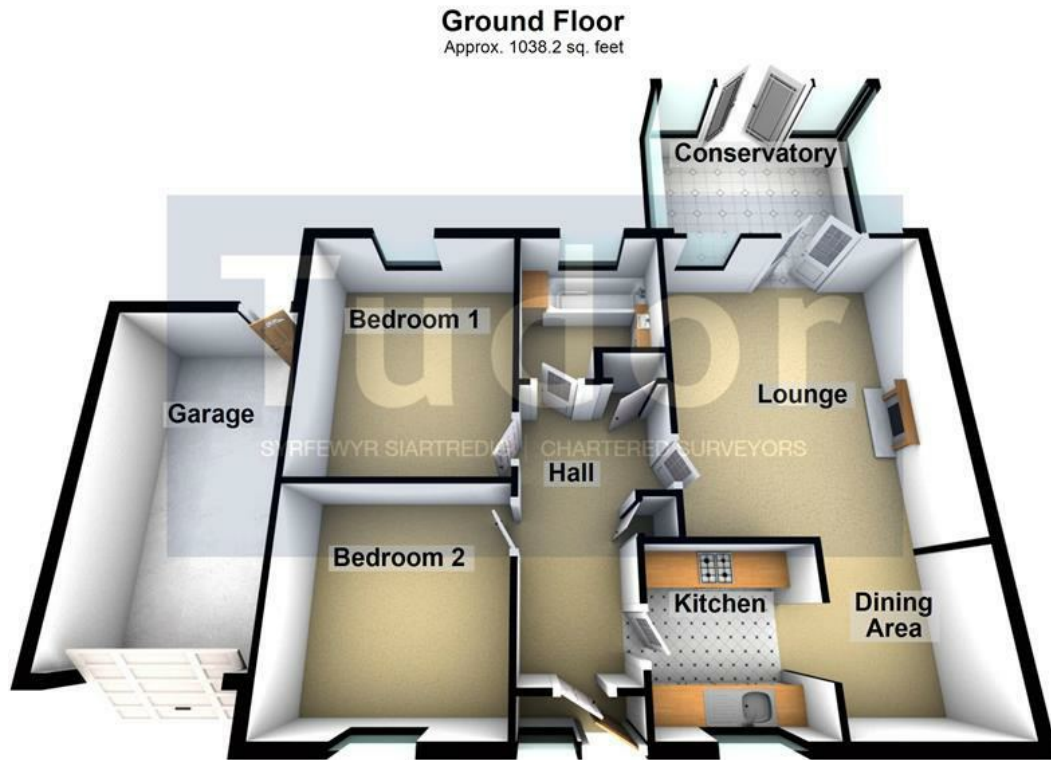
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# 39 Llwyn Gwalch Estate, Morfa Nefyn, LL53 6DE



Total area: approx. 1038.2 sq. feet

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Plan produced using PlanUp.

**39 Llwyn Gwalch, Morfa Nefyn, Pwllheli**

From Pwllheli proceed north west on the A497, pass through Efailnewydd and straight on at the Bryn Cynan roundabout (B4412). Enter Morfa Nefyn and at the crossroads in the centre of the village proceed straight across onto Lon Penrhos and the entrance to Llwyn Gwalch is then on the right. Proceed into the estate and number 39 is on the right handside. OS Reference: - SH 285-405. Satellite Navigation Reference: - LL53 6DE.

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                 |         |           |
|---------------------------------------------|---------|-----------------------------------------------------------------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Warranted                                                       | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Warranted |
| (92 plus) <b>A</b>                          |         |                                                                 | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |                                                                 | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |                                                                 | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |                                                                 | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |                                                                 | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |                                                                 | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |                                                                 | (1-20) <b>G</b>                                                 |         |           |
| 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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