

Tudor

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



Bryn Cyttun, Lon Cyttun, Morfa Nefyn, LL53 6AS

£495,000

- Superior Detached Residence
- Walking Distance to the Village
- Gardens, Garage & Parking
- Elevated & Sought-After Position
- 3 Receptions & 4 Bedrooms
- Additional Land Available Extending to 2.34 Acres



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Tudor Estate Agents & Chartered Surveyors are delighted to offer this superior detached residence for sale situated in an elevated position on the outskirts of the seaside village, but still within walking distance of the amenities. Additional Land Extending to 2.34 Acres or thereabouts available at a price to be agreed. *The property is currently used as a Second Home/Holiday Letting.

Morfa Nefyn is a popular seaside village located on the north coast of the glorious Llyn Peninsula offering a great choice of amenities including the championship golf course, the beautiful sandy beaches and the world famous Ty Coch at Porthdinllaen. Pwllheli, the market town for the area is also only about 7 miles.

The comfortable accommodation has been extended, modernised and improved providing spacious accommodation and is attractively decorated throughout. Has the benefit of oil central heating & double glazing and briefly comprises of the following: - Hall. Two Reception Rooms. A most attractive open plan kitchen/dining opening to conservatory, enjoying delightful views over open countryside. Spiral Staircase to First Floor Bedroom Suite at the rear of the property. A further Three Bedrooms to the front. Shower Room & Separate Toilet.

Ample Parking Spaces. Large Garage & Garden Shed. Gardens with lawn and patio area.

We highly anticipate that this beautiful home will be extremely popular. To avoid any disappointment call the office to arrange your viewing.

GROUND FLOOR

Hall

Stairs to first floor. Radiator.

Lounge 9'3 x 15'1 (2.82m x 4.60m)

Fireplace. Radiator.

Sitting Room 10'10 x 10'1 (3.30m x 3.07m)

Fireplace. Radiator.

Inner Hall

Door to:

Kitchen-Diner 17'9 x 11'10 (5.41m x 3.61m)

Cottage style kitchen incorporating single drainer stainless steel sink unit. Space for oven with extractor hood over. Plumbing for washing machine and dishwasher. Radiator. Spiral stairs to first floor bedroom suite. Opening to:

Conservatory 16'0 x 12'0 (4.88m x 3.66m)

UPVC double glazed windows and patio doors. Radiator.

FIRST FLOOR BEDROOM SUITE 17'10 x 11'11 (5.44m x 3.63m)

Approached by spiral staircase in kitchen. Radiator. Delightful countryside views.

En-Suite Shower

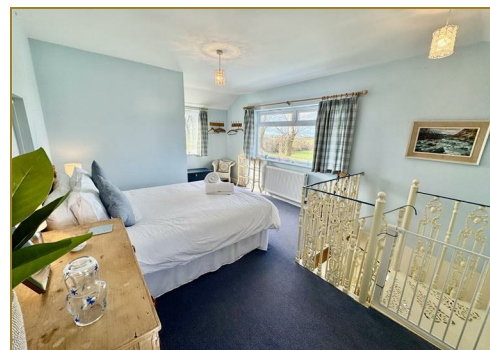
Low level w.c. Corner shower cubicle. Washbasin.

FIRST FLOOR

Landing

Bedroom 2 (Front) 9'3 x 13'11 (2.82m x 4.24m)

Radiator.



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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

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Toilet 4'4 x 3'7 (1.32m x 1.09m)

Low level w.c. Washbasin.

Shower Room 9'0 x 4'7 (2.74m x 1.40m)

Modern shower room comprising walk-in cubicle. Low level w.c. Vanity washbasin. Towel radiator.

Bedroom 3 9'2 x 12'9 (2.79m x 3.89m)

Radiator.

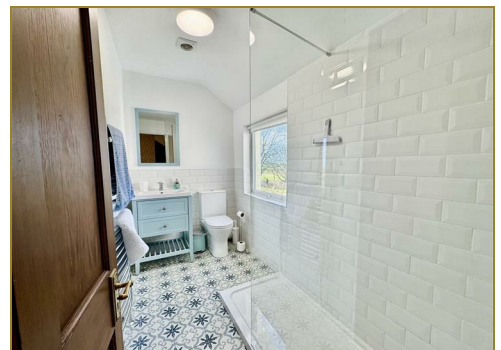
Bedroom 4 (middle) 7'8 x 9'9 (2.34m x 2.97m)

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. The sale of house without the land would be subject to a right of way being retained to the field.



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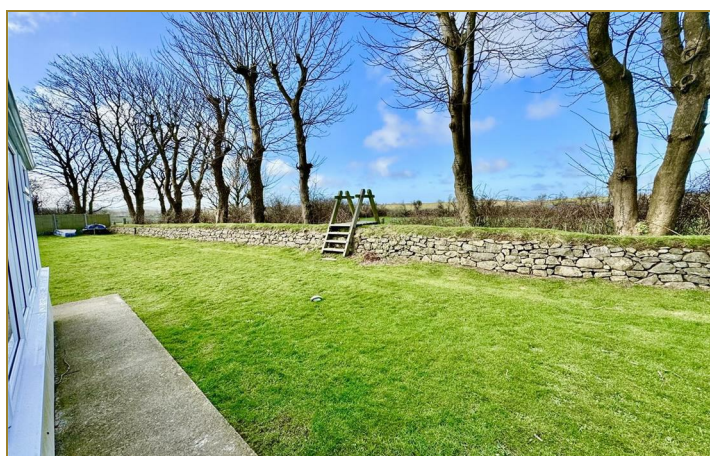
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient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

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(32 plus) A		
(21-31) B		
(15-20) C		
(9-14) D		
(3-8) E		
(1-2) F		
(0-1) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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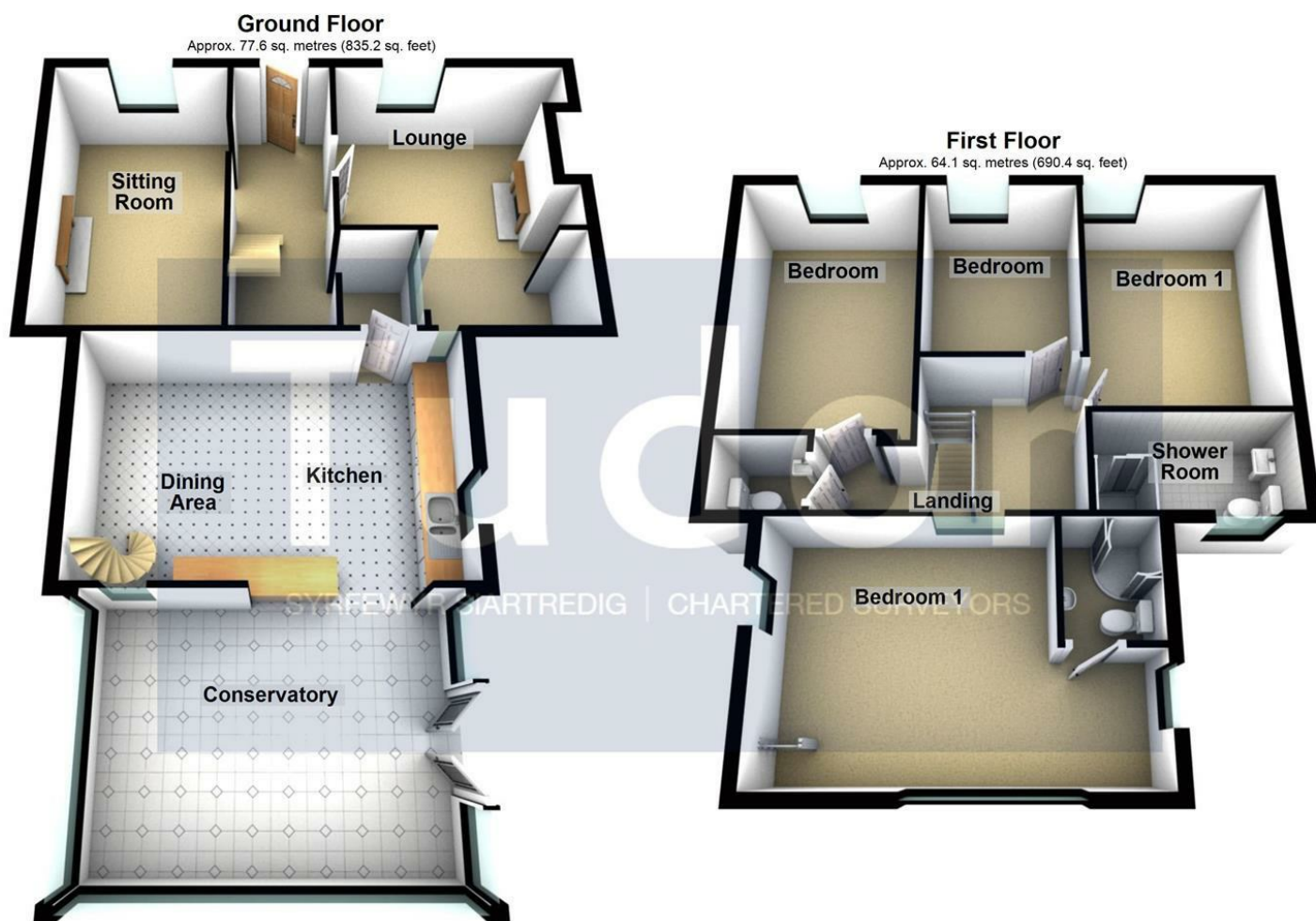
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Total area: approx. 141.7 sq. metres (1525.6 sq. feet)

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Plan produced using PlanUp.

Bryn Cyttun, Lon Cuttun, Morfa Nefyn, Pwllheli



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