

Tudor

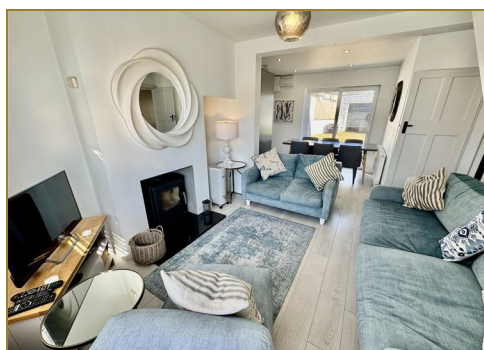
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chartered surveyors | estate agents | property managers



Perthi, Lon Tyn Y Mur, Morfa Nefyn, LL53 6AY

£335,000

- Detached Dormer Bungalow
- Close to Golf, Beach & Amenities
- Open Plan Living, 4 Bedrooms & 2 Bathrooms
- Popular Residential Area
- Attractively Decorated
- Parking, Garage & Gardens



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Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this detached dormer bungalow for sale, which is presently used as a Holiday Home & Letting.

The property is located in a popular residential area within easy walking distance to the championship golf course and beach, with the world famous Ty Coch at Porthdinllaen close by. Morfa Nefyn is situated on the north coast of the glorious Llyn Peninsula and offers great amenities including restaurant, cafe, convenience store and garage.

The surprisingly spacious accommodation has been modernised, improved and attractively decorated throughout and briefly comprises of: - On the Ground Floor: Porch. Hall. Two Bedrooms. Shower Room & Separate Toilet. Open Plan Lounge Kitchen-Diner with multi fuel stove and patio door to rear. Utility. On the First Floor: Two Dormer Bedrooms with En-Suite Bathroom.

Off-Road Parking. Gardens to Front & Rear with side access. Garage.

Contents Also Available. Inspection Highly Recommended.

GROUND FLOOR

Porch

Hall

Wood effect floor. Radiator.

Front Bedroom 10'10 x 9'11 (3.30m x 3.02m)

Radiator.

Rear Bedroom 8'10 x 9'0 (2.69m x 2.74m)

Radiator.

Toilet 2'6 x 5'9 (0.76m x 1.75m)

Low level w.c. Washbasin.

Shower Room

Modern white suite comprising corner shower cubicle. Low level w.c. Vanity washbasin. Towel radiator. Tiled floor and walls.

Open Plan Lounge Kitchen Diner:

Lounge Area 11'4 x 12'11 (3.45m x 3.94m)

Radiator. Multi fuel stove with attractive granite hearth. Stairs to first floor. Opening to:

Kitchen-Diner Area 16'1 x 8'8 (4.90m x 2.64m)

Sliding patio door to rear patio. Radiator. Kitchen units incorporating stainless steel sink unit. Integral oven & grill. Ceramic hobs. Integral dishwasher. Door to:

Utility Room 8'4 x 4'9 (2.54m x 1.45m)

Oil fired boiler for central heating and hot water. Worktop with cupboard under. Plumbing for washing machine. Outside door to rear.

FIRST FLOOR

Small Landing

Bedroom 8'5 x 13'3 (2.57m x 4.04m)

Velux roof light.



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Main Bedroom 8'10 x 13'2 (2.69m x 4.01m)

Velux roof light. Dormer window. Door to:

En-Suite Bathroom 5'5 x 13'2 (1.65m x 4.01m)

Modern suite comprising bath with central shower over. Low level w.c. Vanity washbasin. Towel radiator. Velux roof light.

OUTSIDE

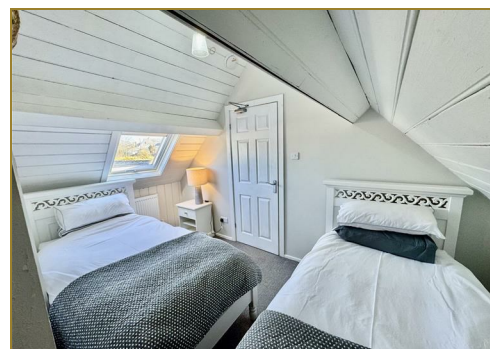
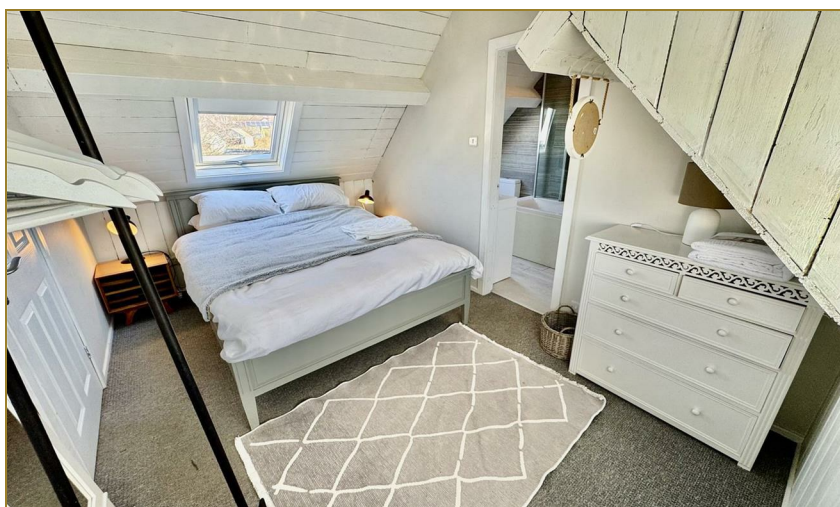
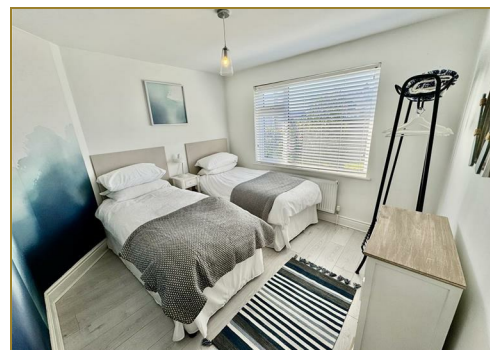
Front garden with parking area to the side. Rear patio, gravelled and lawn garden. Garage. Side access (right of way status to be confirmed).

SERVICES

We understand that mains water, electricity and drainage are connected to the property. Oil central heating. 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.



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From Pwllheli proceed north west on the A497. At the Bryncynan roundabout take the second exit onto the B4412 (straight on). At the crossroads in the centre of Morfa Nefyn, proceed straight on towards the Golf, take a left turning to Lon Tyn Y Mur. Perthi is then on the left. Sat Nav Ref: LL53 6AY.

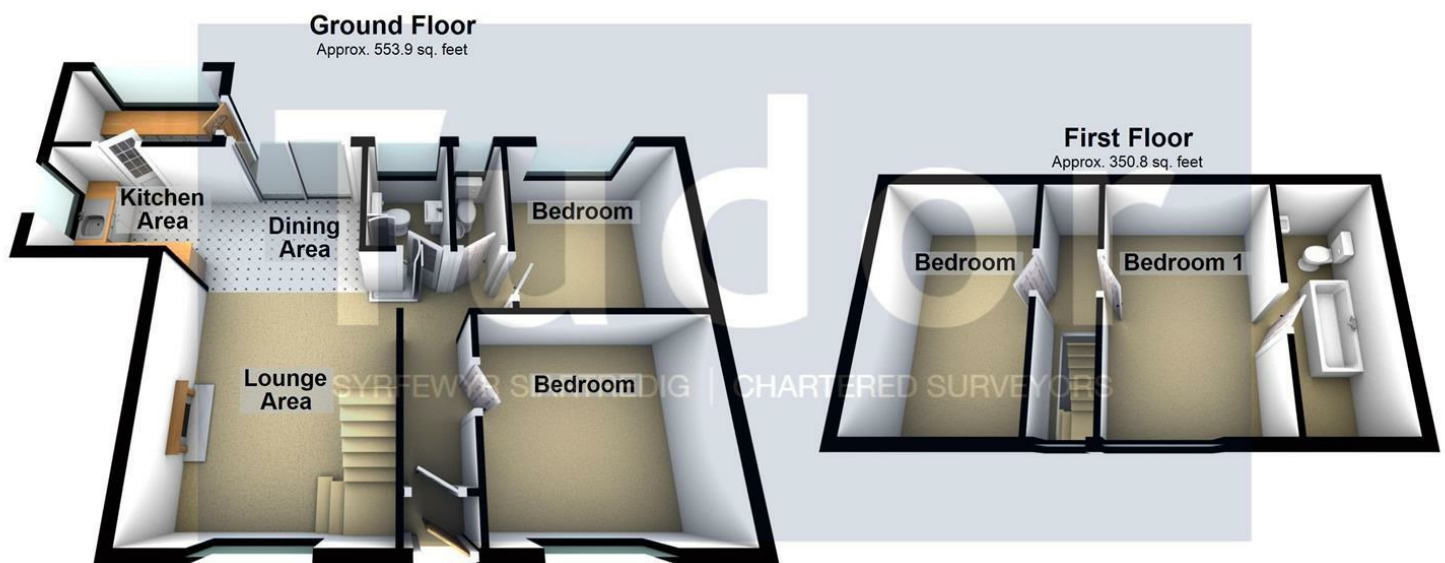
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(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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Total area: approx. 904.7 sq. feet

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Plan produced using PlanUp.

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