

Tudor

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



Beth Shan, Lon Uchaf, Morfa Nefyn, LL53 6AD

£185,000

- Detached Bungalow
- Located within the development boundary
- Large Gardens & Garage
- Prefabricated Construction
- Drive & Ample Parking Area
- Inspection Highly Recommended



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Tudor Estate Agents & Chartered Surveyors are pleased to offer for sale this Woolaway prefabricated constructed bungalow, situated in a popular residential area in Morfa Nefyn, a seaside village on the north coast of the glorious Llyn Peninsula.

The property is within walking distance of the shops, village amenities, beach and golf course.

Pwllheli the market town for the area is only about 7 miles.

Beth Shan offers great potential for redevelopment and is located within the development boundary for Morfa Nefyn as defined in the Local Development Plan (2017).

The property briefly comprises of the following: -

Hall. Lounge. Kitchen. Two Bedrooms. Shower room. Drive and Ample Parking Area. Large Gardens to Front & Rear. Garage.

Hall

Lounge 14'1 x 11'1 (4.29m x 3.38m)

Kitchen 12'11 x 8'9 (3.94m x 2.67m)

Outside door.

Front Bedroom 12'8 x 9'1 (3.86m x 2.77m)

Rear Bedroom 11'5 x 9'3 (3.48m x 2.82m)

Shower Room 7'4 x 5'6 (2.24m x 1.68m)

OUTSIDE

Drive (providing right of way to the adjoining property). Ample parking area. Gardens to front and rear. Garage. Static Caravan (delapidated).

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.

NOTE

The bungalow is of Woolaway prefabricated construction.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	73	13	England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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