

# Tudor

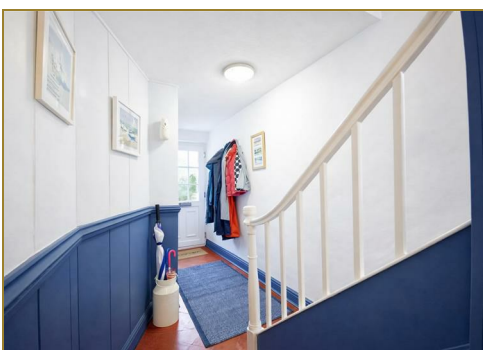
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chartered surveyors | estate agents | property managers



## Dolfor Bryn Glas, Nefyn, LL53 6HT

**£250,000**

- Semi Detached Cottage
- Comfortable Accommodation
- Living Room & Conservatory
- Outskirts of Nefyn
- Garden & Garage
- Parking Area





# Dolfor Bryn Glas, Nefyn, LL53 6HT

TUDOR Estate Agents have been favoured with instructions to offer this charming cottage for sale.

The cottage is situated on the outskirts of Nefyn, a small rural town on the North coast of the glorious Llyn Peninsula. Nefyn boasts a range of amenities including restaurants, pubs, a café, and a convenience store, with the market town of Pwllheli only 7 miles away.

The accommodation briefly comprises: Hall. Conservatory. Lounge. Kitchen/diner. Utility and stores. bathroom and two bedrooms on the first floor with a second floor loft room with velux roof light, approached by a spiral staircase. Garden. Patio. Garage.

## GROUND FLOOR

### Hall

Quarry tiled floor. Stairs to first floor.

### Conservatory 9'0 x 10'10 (2.74m x 3.30m)

Electric panel heater.

### Lounge 18'1 x 12'4 maximum (5.51m x 3.76m maximum)

'L' shaped room. Multi fuel stove. Open beams. Understairs cupboard.

### Kitchen - Diner 12'9 x 7'10 (3.89m x 2.39m)

Breakfast bar. Integrated fridge and freezer. Oven and hobs. Dishwasher. Single drainer stainless steel sink unit. Fan plinth heater.

### Rear Porch

### Lean to

With plumbing for washing machine and door to:-

### Stores

## FIRST FLOOR

### Landing

Spiral stairs to second floor.

### Bathroom 9'6 x 5'9 (2.90m x 1.75m)

Panelled bath with shower over. Electric towel rail. Wash basin with cupboard under. Low level W.C. Cylinder cupboard with immersion heater fitted to cylinder.

### Front bedroom 7'10 x 11'9 (2.39m x 3.58m)

Electric heater.

### Front bedroom 7'0 x 7'4 (2.13m x 2.24m)

Built-in bunk beds. Electric wall heater.

## SECOND FLOOR

### Loft room 12'8 x 10'3 (3.86m x 3.12m)

Velux roof light. Electric wall heater.



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## OUTSIDE

Garden to front with paved patio. External water tap. Dedicated car parking space.

## GARAGE 8'5 x 15'1 (2.57m x 4.60m)

Up and over door.

## 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. Awaiting details regarding right of way/access to neighbouring property.

## COUNCIL TAX

We understand the property has previously been banded B, however, it is currently exempt.



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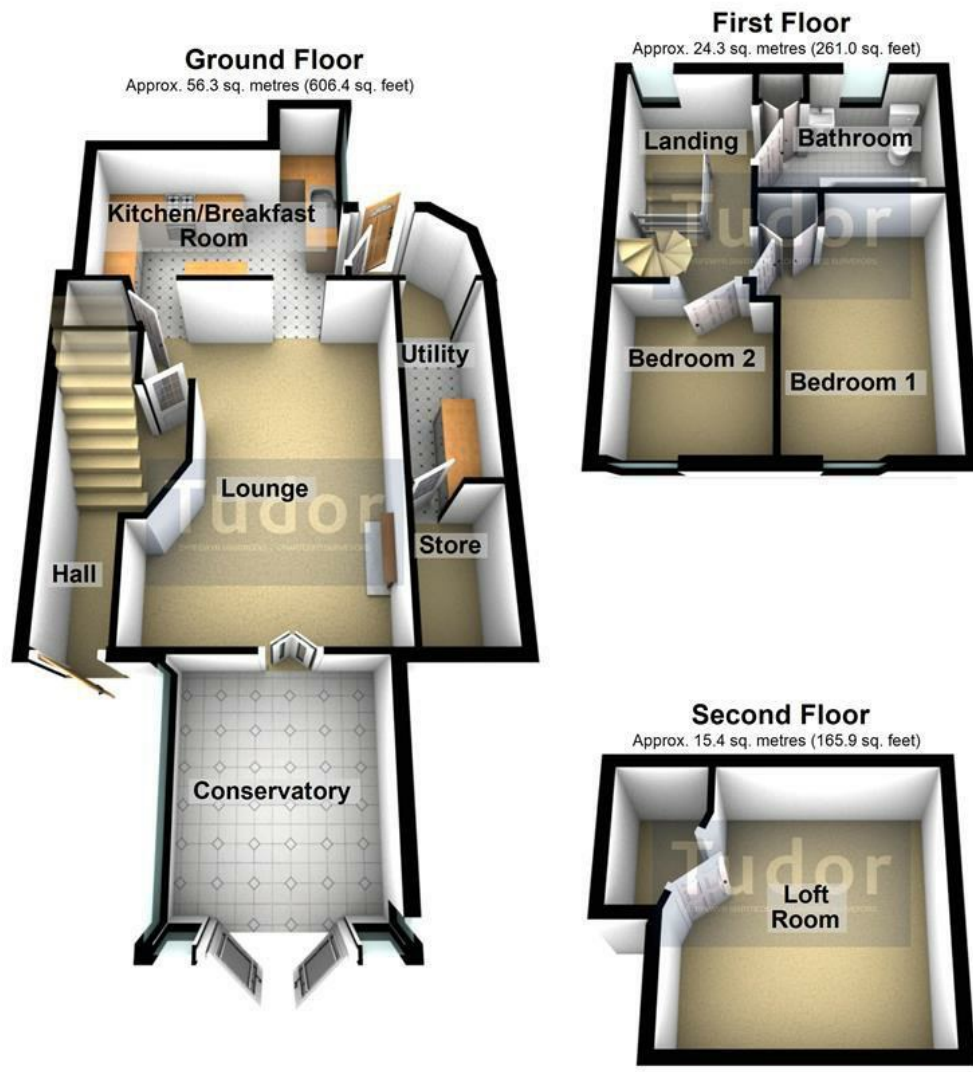
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Total area: approx. 96.0 sq. metres (1033.4 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		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		77	22
		EU Directive 2002/91/EC	

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



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