



**The Penthouse, Tywod Arian, Lon Golff, Morfa Nefyn, Gwynedd,
LL53 6YN, £950,000**

**HAF
JONES &
PEGLER**

The Penthouse Tywod Arian

Lon Golff, Morfa Nefyn, Gwynedd, LL53 6YN

A luxury penthouse apartment situated in the popular coastal village of Morfa Nefyn renowned for its sandy beaches and golf course which are in easy walking distance.

The apartment has sea views from the balcony and mountain views from the front and rear.

The apartment briefly comprises entrance hall, open plan lounge/dining/kitchen with balcony off, 5 double bedrooms, master having en-suite shower room, walk-in wardrobe and roof terrace, 2 others en-suite shower rooms, family bathroom, also benefitting from gas central heating and upvc double glazing.

The development benefits from a small Gymnasium, Sauna, Games room and lifts to all floors.

Directions

From the Pwllheli direction proceed on the A497 and at the Bryn Cynan roundabout proceed straight on, on to the B4412. At the crossroads in the centre of Morfa Nefyn proceed straight on and then cross over the next crossroads and enter the car park to the development.





ACCOMMODATION

ENTRANCE HALL

Double radiator, ceiling spotlights, open plan:

OPEN PLAN LOUNGE/KITCHEN/DINER 14.94m (49') x 12.04m (39'6")

Having large lounge area, dining area, fitted kitchen with a matching range of base and eye level units with worktop space over, large Corian island unit with built in sink with mixer tap, integrated fridge/freezer and dishwasher, two built-in eye level electric double ovens, built-in 5 ring ceramic hob and microwave, 5 velux roof lights side, 6 double radiator, double door to balcony.

BEDROOM 1 5.44m (17'10") x 3.96m (13')

Double door to dressing room, door to shower room and door to private balcony.

DRESSING ROOM 2.45m (8') x 1.78m (5'10")

EN-SUITE SHOWER ROOM

Fitted with four piece suite comprising shower enclosure, wash hand basin, bidet, w.c and heated towel rail.

BEDROOM 2 3.65m (12') x 2.87m (9'5")

PVCu double glazed window to side, radiator, door to:

EN-SUITE SHOWER ROOM

Shower, wash hand basin and w.c.

BEDROOM 3 5.99m (19'8") x 3.53m (11'7") max

Velux window to side, radiator, door to:

EN-SUITE SHOWER ROOM

Shower, wash hand basin and w.c with heated towel rail.

BEDROOM 4 3.56m (11'8") x 2.81m (9'3")

Velux window to side, radiator.

BEDROOM 5 3.56m (11'8") x 2.85m (9'4")

Velux window to side, radiator.

BATHROOM

Fitted with four piece suite comprising bath, wash hand basin, shower cubicle and w.c, tiled, heated towel rail.

OUTSIDE

The apartment benefits from off road parking area, communal lawned areas, use of gymnasium, sauna, games room.

LEASE

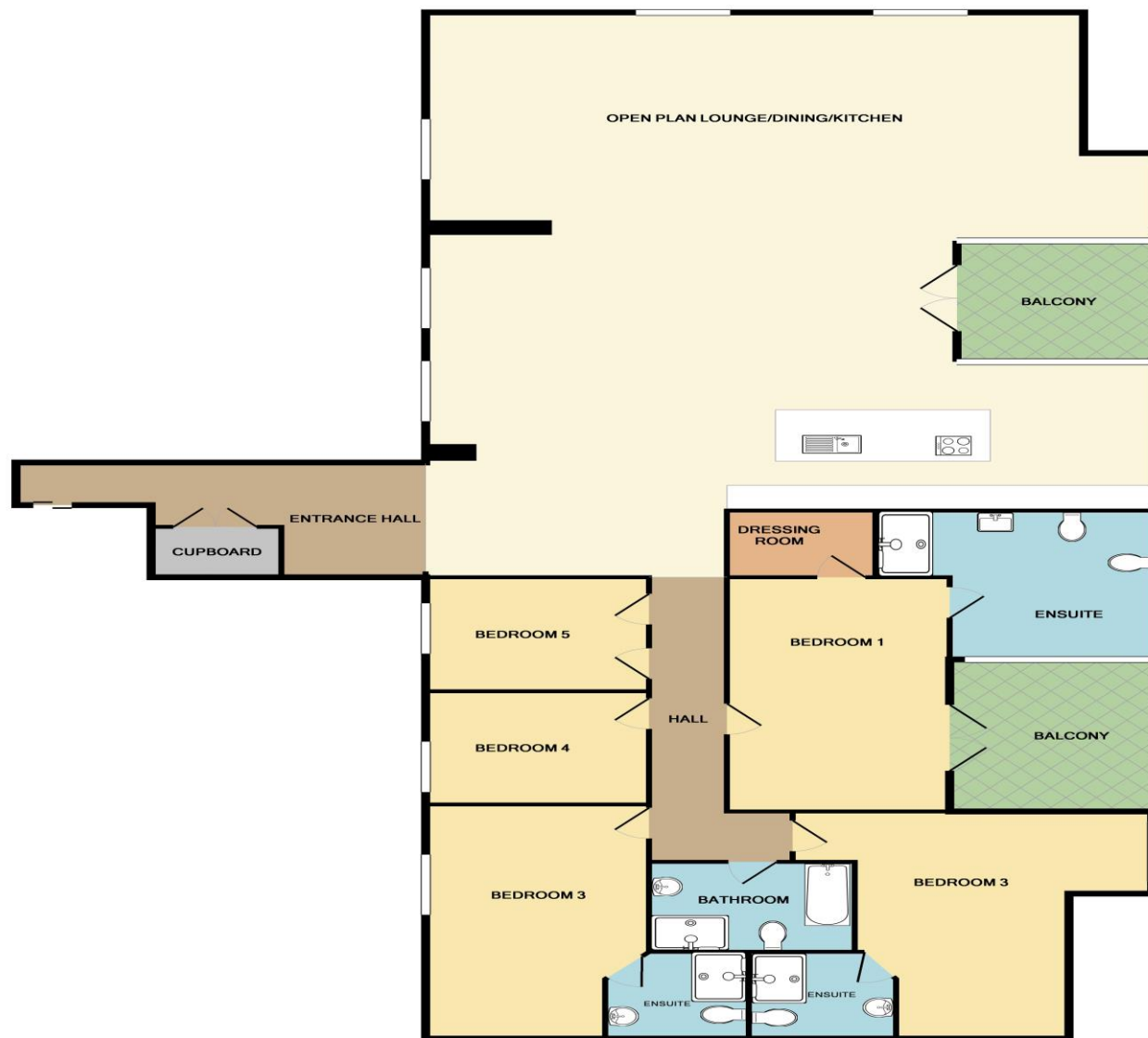
The apartment is held on a 150 year lease from 1st January 2006.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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