



Eiddo  
**susan  
jones**  
Properties

**DELON, LON UCHAF**  
**MORFA NEFYN LL53 6AD**  
**£375,000**



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Properties



**CROESO | WELCOME:**

Delon is a spacious and light dormer bungalow which is conveniently positioned for all the amenities offered by this popular seaside village of Morfa Nefyn.

The property benefits from uPVC double glazing and briefly comprises kitchen, lounge/diner, study, 2 bedrooms, bathroom, utility with W.C. on the ground floor. Stairs lead up to a sizeable loft room with dormer window to enjoy the extensive views. This space is utilised as bedroom 3 plus additional seating area.



Outside a shared driveway leads up to Delon with off road parking, patio, gardens, fishpond, garage, workshop with inspection pit.

To truly appreciate all that this property offers, you must view it for yourself.

**CYNTEDD | ENTRANCE PORCH:**

uPVC double glazed windows and door.



**LOLF A GYDA LLE BWYTA | LOUNGE/DINER:**

13' 5" x 21' 11" plus bay (4.1m x 6.7m plus bay)  
 uPVC double glazed bay window and uPVC double glazed window and access to rear seating area.  
 Stove. Economy 7 heater.

**CEGIN | KITCHEN:**

7' 10" x 22' 3" (2.4m x 6.8m) Range of units. Access to roof space. 2 x uPVC double glazed windows.  
 Stable style door to outside. Sliding door and step down to:

**IWTILITI | UTILITY:**

9' 6" x 3' 11" (2.9m x 1.2m) Sliding door to:

**TOILED | TOILET:**

Toilet, washbasin, wood effect double glazed window.

**STYDI | STUDY:**

10' 5" x 10' 5" (3.2m x 3.2m) Alcove under stairs.  
 uPVC double glazed window. Stairs to first floor loft.

**LLOFFT 1 | BEDROOM 1:**

10' 5" x 10' 2" plus bay (3.2m x 3.10m plus bay)  
 uPVC double glazed bay window. Fitted wardrobes with mirrored sliding doors. Economy 7 heater.

**LLOFFT 2 | BEDROOM 2:**

9' 10" x 14' 1" (3m x 4.3m) 2 x uPVC double glazed windows. Economy 7 heater.

**YMOLCHFA | BATHROOM:**

9' 10" x 7' 10" (3.m x 2.4m) Maximum measurements. Toilet, washbasin, bath, cubicle with electric shower. Electric towel rail. 2 x uPVC double glazed windows.

**LLAWR CYNTAF | FIRST FLOOR:**

**LLOFFT 3 | LOFT BEDROOM 3:**

Spacious room with large uPVC double glazed dormer window drawing your eyes to appreciate the views. Built-in cupboard with feature lighting. Built-in storage cupboard with cylinder. Storage to eaves. Roof window. Economy 7 heater.

**TU ALLAN | OUTSIDE:**

Shared drive up to the property and right of way along another track with public footpath. Off road parking, patio, fishpond, gravelled garden area with raised beds and greenhouse. Steps leading to side





garden with lawn and shrubs. Path leading to rear with seating area. Workshop 4.7m x 4.9m with inspection pit. Garage 2.7m x 5.2m.

**PERCHNOGAETH | TENURE:**

Freehold.

**TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:**

E - 54

**TRETH CYNGOR | COUNCIL TAX BAND:**

E

**GWASANAETHAU | SERVICES (NOT TESTED):**

We believe that mains water, electric and drainage are connected.

**CYFARWYDDIADAU | DIRECTIONS:**

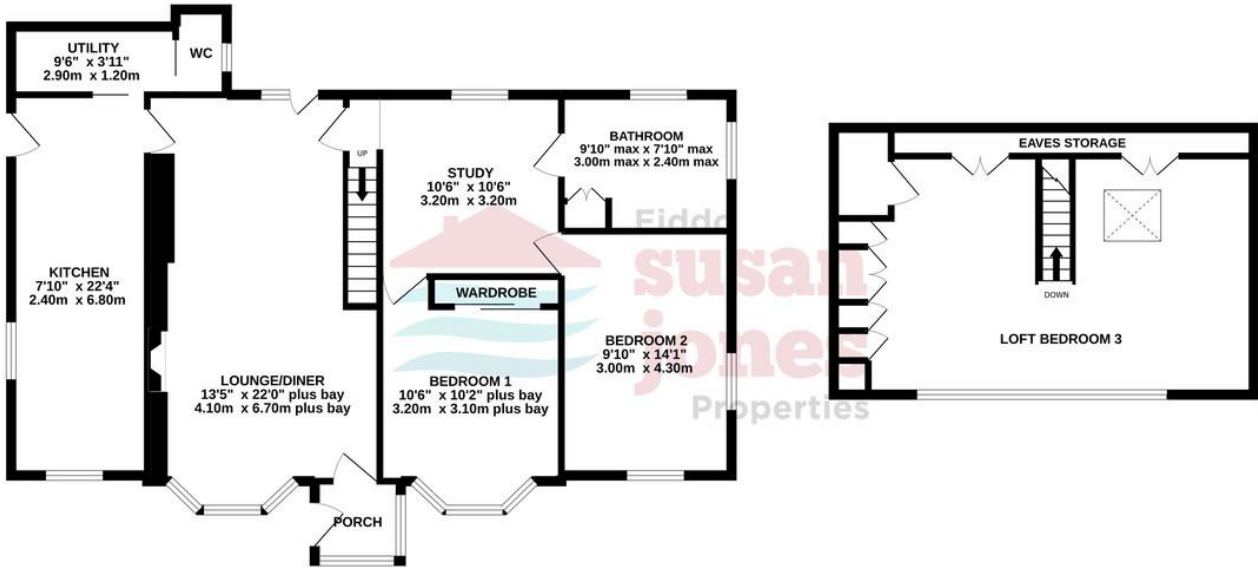
As you enter Morfa Nefyn (B4412) onto Lon Uchaf, pass Llys Madryn, then Gwesty Bryn Noddfa Hotel on your left and you'll find the entrance to Delon on your left hand side. As you proceed up the drive you will see the property ahead of you, passing one other property on the way.





GROUND FLOOR  
995 sq.ft. (92.5 sq.m.) approx.

LOFT ROOM  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 1369 sq.ft. (127.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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