



Morfa Nefyn, Pwllheli, LL53

£550,000



Eiddo
**susan
jones**
Properties

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Chwilio am gartref i'w fwynhau gyda theulu a ffrindiau? Mae'r orendy, yr ardd a'r olygfa yn cynnig rhywle arbennig.

Looking for a home to enjoy with family and friends? The orangery, garden and view gives this property the wow factor.





CRYNODEB | SUMMARY:

Chwilio am gartref i'w fwynhau gyda theulu a ffrindiau? Mae'r orendy, y gardd a'r olygfa yn cynnig rhywle arbennig.

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CROESO | WELCOME:

Mae Broc Mor wedi ei leoli ar blot gongl mewn lle braf yn ganol y pentref poblogaidd yma a phopeth sydd y lle i gynnig.

Byngalo dormer gyda 3 llofft, 2 ymolchfa, lolfa gyda stôf, ystafell golchi dillad a chegin ac orendy gwyh a golygfeydd o Garn Fadryn.

Tu allan mae lle parcio oddi ar y ffordd, garej, sied potio, sied gyda thrydan. Patio a gerddi i'r cefn gyda lle eistedd a mwynhau barbeciw.

Er mwyn gwerthfawrogi'n llawn be sydd gan Broc Mor i gynnig, fydd rhaid chi ei weld eich hun.

Broc Mor is a dormer bungalow set on a spacious corner plot with 3 bedrooms, shower room and bathroom, laundry room, lounge with stove, kitchen and orangery with views of garden and Garn Fadryn.

Outside you have off road parking. Semi detached garage with power and light, potting shed, lawned gardens with mature trees and shrubs, patio area and raised garden/BBQ/entertaining area, ideal to enjoy alfresco living.





CEGIN GYDA ORENDY | KITCHEN AND ORANGERY:

3.1m x 6.4m (10'2" x 20'11")

Kitchen - 3.4m x 3.9m (11'1" x 12'9")

Range of modern base and wall units with integrated appliances. Radiator. uPVC double glazed window. Opening to:

Orangery - 3.1m x 6.4m (10'2" x 20'11")

Walled to one side, feature radiator, radiator, uPVC double glazed windows and double sliding doors with views over garden and Garn Fadryn.

LOLF A | LOUNGE:

4.1m x 3.9m (13'5" x 12'9")

uPVC doors and windows. Feature fireplace with stove. Feature radiator.

LLOFFT 3 | BEDROOM 3:

3.7m x 3.7m (12'1" x 12'1")



YSTAFELL GOLCHI DILLAD | LAUNDRY ROOM:

2m x 1.8m (6'6" x 5'10")

Oil Worcester combi boiler, plumbing for washing machine, space for tumble dryer. uPVC double glazed window.

YMOLCHFA | SHOWER ROOM:

2m x 1.8m (6'6" x 5'10")

Pedestal washbasin, W.C., shower cubicle with electric shower. uPVC double glazed window and towel radiator.

PEN GRISIAU | FIRST FLOOR LANDING:

Access to roof space.



LLOFFT 1 | BEDROOM 1:

3m x 5.3m into dormer (9'10" x 17'4" into dormer)

uPVC double glazed window, radiator.

LLOFFT 2 | BEDROOM 2:

3.1m x 5.3m (10'2" x 17'4")

uPVC double glazed window, radiator. Built-in wardrobes, access to eaves storage.

YMOLCHFA | BATHROOM:

1.9m x 2.7m (6'2" x 8'10")

W.C., pedestal washbasin, bath with electric shower over. Velux roof window.





TU ALLAN | OUTSIDE:

Front garden with mature shrubs. Driveway providing off road parking. Semi detached **garage 3m x 6m (9'10" x 19'8")** with up and over door, power and light, uPVC double glazed window. Potting shed. Patio with path to raised **garden/BBQ/entertaining area 4.6m x 2.3m (15'1" x 7'6")** plus external area, all with tiled floor and power point. Lawned garden with mature trees and shrubs. **Garden shed 1.8m x 2m (5'10" x 6'6")** with power and light.

PERCHNOGAETH | TENURE:

Freehold.

TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:

D

TRETH CYNGOR | COUNCIL TAX BAND:

F

GWASANAETHAU | SERVICES (NOT TESTED):

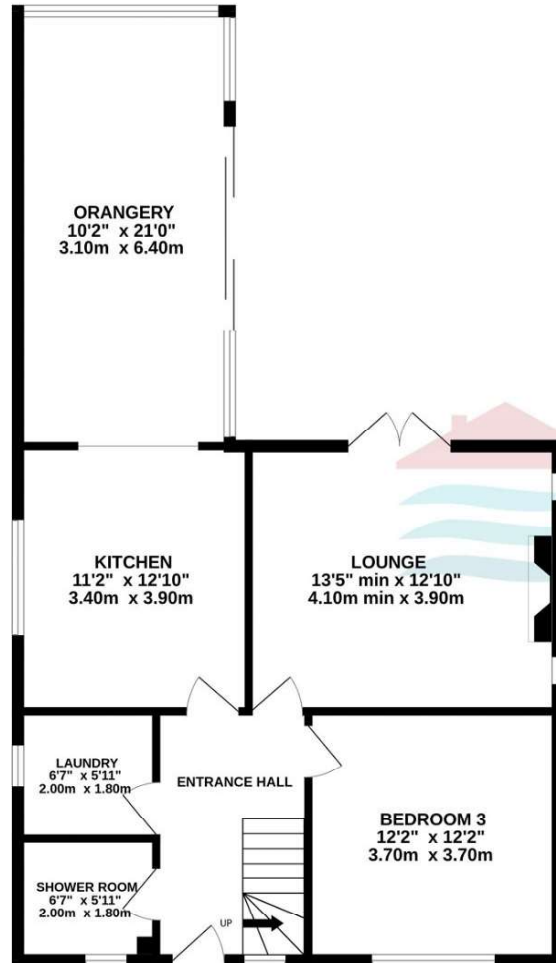
Mains water, electric, drainage and oil central heating are connected.

CYFARWYDDIADAU | DIRECTIONS:

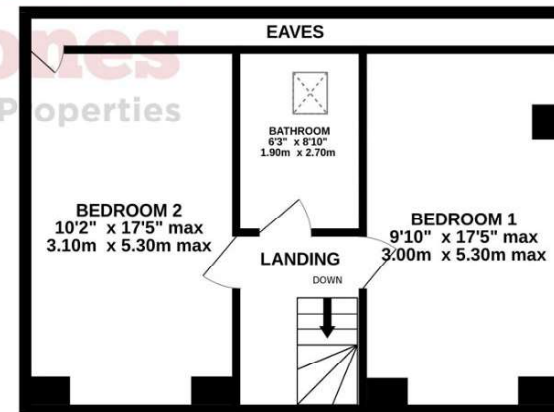
From Lon Golff, turn left into Wern Y Wylan. Broc mor can be found at the far end on the corner plot. Map coordinates: 52.933642 -4.557063

GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.

1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements