

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



9 Lon Penrhos, Morfa Nefyn, LL53 6BH

£210,000

- Three Bedrooms
- Ideal Location
- UPVC Double Glazing
- No Chain!
- Charming Cottage
- Log Burner
- Enclosed Paved Rear Garden

A CHARMING COTTAGE IN AN IDEAL LOCATION!

9 Lon Penrhos is a charming but tiny cottage which manages to squeeze a surprising amount of accommodation into a small space!

This has been a happy holiday home for many years and is in an ideal location and is within walking distance of local shops, the beautiful sandy beach, the Welsh coast path and of course The Ty Coch pub on the beach at Porthdinllaen.

For more information please call or email.

*Please note the vendor is an employee of Austerberry Estate Agents.



GROUND FLOOR

SITTING ROOM

14'4 x 10'10 front (4.37m x 3.30m front)

Fitted mat and carpet. Composite double glazed front door and UPVC double glazed sash window. Beamed ceiling. Wall mounted electric radiator. Clearview log burner/multi-fuel stove set on a stone hearth. Useful understairs storage cupboard. Stairs leading to the first floor. Walk in store room with shelving and light.

BEDROOM

11 x 7'3 (3.35m x 2.21m)

Fitted carpet. UPVC double glazed window. Wall mounted electric radiator. Beamed ceiling. UPVC double glazed sash window.

KITCHEN

13'7 x 10'7 rear (4.14m x 3.23m rear)

Tile effect vinyl flooring. Wall mounted electric fire. Range of pale blue wall cupboards and base units. Electric cooker. UPVC double glazed window. Space for table and chairs.

HALLWAY

Airing cupboard plus hot water cylinder. Electric emersion heater and shelving.

SHOWER ROOM

5'11 x 4'5 rear (1.80m x 1.35m rear)

Tile effect vinyl flooring. Part tiled walls. Electric towel rail radiator. Wall mounted electric fan heater. UPVC double glazed window. Fitted mirror. White low level W/C, wash basin and shower.

UTILITY/ REAR HALL

6'5 x 5'4 (1.96m x 1.63m)

Tiled floor. Plumbing for washing machine. UPVC double glazed window and rear external door.

FIRST FLOOR

ROOM

11'4 x 10'11 (3.45m x 3.33m)

Fitted carpet. Access to under eaves storage. Timber double glazed Velux window. Doorway into...

ROOM

11'4 x 7'3 (3.45m x 2.21m)

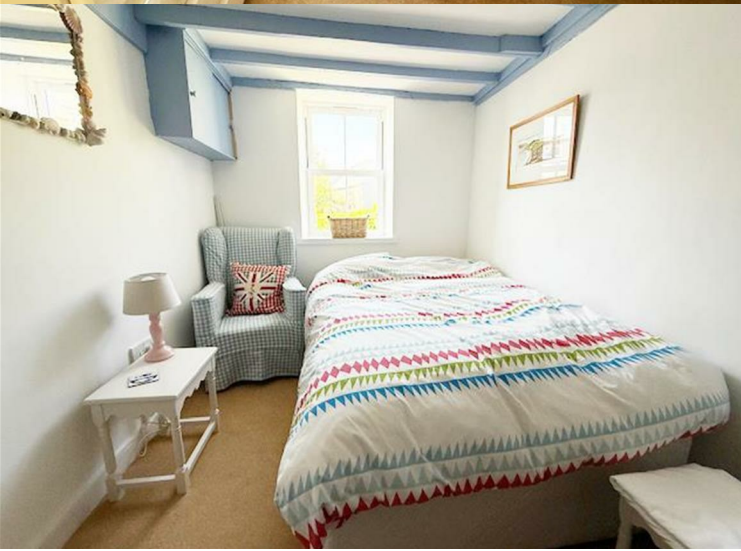
Fitted carpet. Timber double glazed Velux window.
NB head room is limited in these two rooms.

OUTSIDE

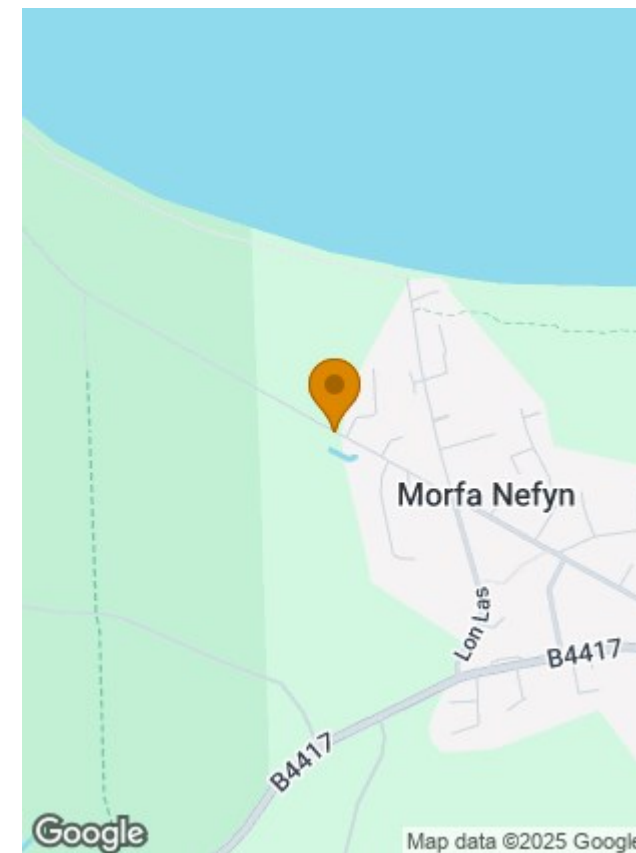
To the front of the property is an attractive slate-paved patio area.

Whilst the rear is fenced and has an Indian Stone patio and outside tap. Please note there is pedestrian access across this area to the next door property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	12	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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