

# Tudor

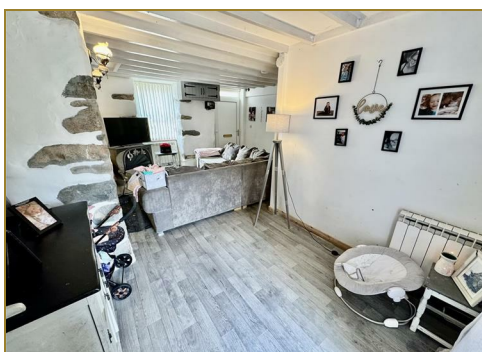
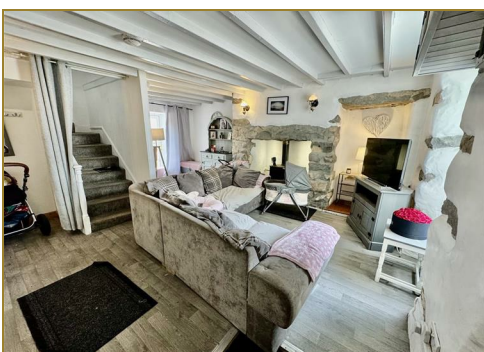
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



## Bodeuon, Stryd Fawr, Nefyn, LL53 6HD

**£185,000**

- Double Fronted Cottage
- Convenient for Amenities, School & Beach
- Rear Garden
- Town Centre Location
- Three Bedrooms & Loft Bedroom
- Attractively Decorated



# Bodeuon, Stryd Fawr, Nefyn, LL53 6HD

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this double fronted terrace cottage situated in a convenient position in the centre of Nefyn, a small seaside town on the North coast of the glorious Llyn Peninsula.

The property is conveniently located for the amenities including convenience store, cafe/restaurant, primary school and beach and the championship golf course at Morfa Nefyn is only a few miles away.

Pwllheli the market town for the area is only about 7 miles and boasts excellent amenities including leisure centre, golf course and award winning marina.

The comfortable accommodation briefly comprises of the following: - Lounge. Open Plan Kitchen/Dining. Rear Porch/Utility. Three Bedrooms. Bathroom. Loft Bedroom with Store Room with potential. Front Yard. Rear garden with steps up to lawned garden.

## GROUND FLOOR

### Lounge 15'4 x 18'11 (4.67m x 5.77m)

'L' shaped room maximum measurements. UPVC outside door. Open beams. Inglenook fireplace with multi fuel stove with back boiler for hot water. Stairs to first floor. Patio door to rear garden. Double doors to:

### Kitchen/Diner 30'6 x 8'6 (9.30m x 2.59m)

Modern fitted kitchen with single drainer sink unit with mixer tap. Breakfast bar. Plumbing for dishwasher. Space for oven and refrigerator.

### Rear Porch/Utility

Plumbing for washing machine. Outside door to rear. Storage cupboard.

## FIRST FLOOR

### Landing

Stairs to second floor/loft room.

### Toilet

Low level w.c. Pedestal washbasin.

### Rear Bedroom 9'0 x 8'1 (2.74m x 2.46m)

Wall mounted electric heater.

### Front Bedroom 12'5 x 10'1 (3.78m x 3.07m)

Wall mounted electric heater.

### Front Bedroom 14'4 x 9'5 (4.37m x 2.87m)

Wall mounted electric heater.

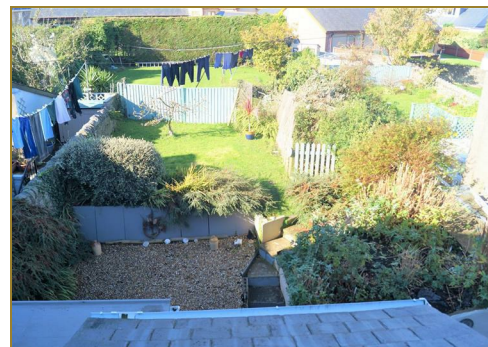
### Bathroom 8'6 x 8'9 (2.59m x 2.67m)

Pedestal washbasin. Panelled bath with electric shower over. Low level w.c. Airing cupboard with pre-lagged cylinder. Radiator.

### LOFT ROOM 15'0 x 13'1 (4.57m x 3.99m)

Large dormer windows.

### Attic Store 9'0 x 13'0 (2.74m x 3.96m)



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

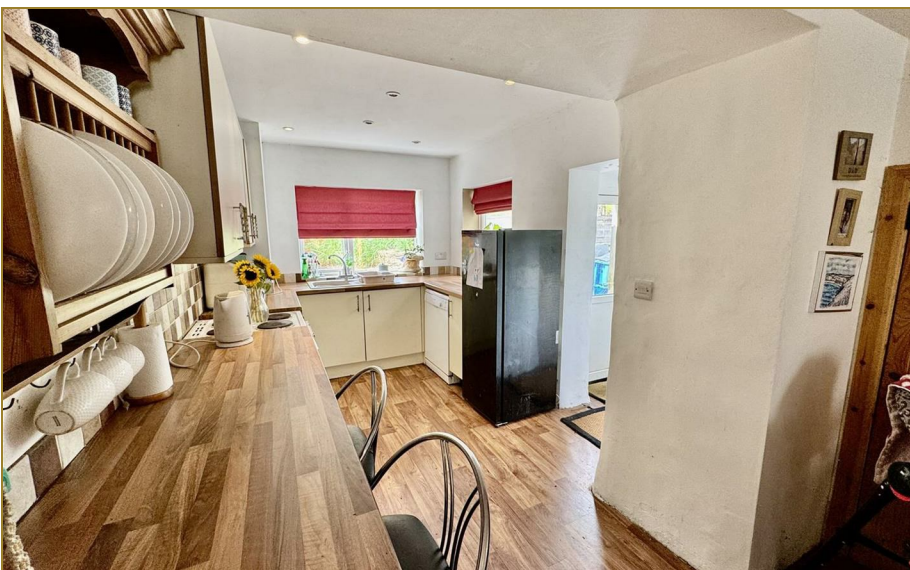
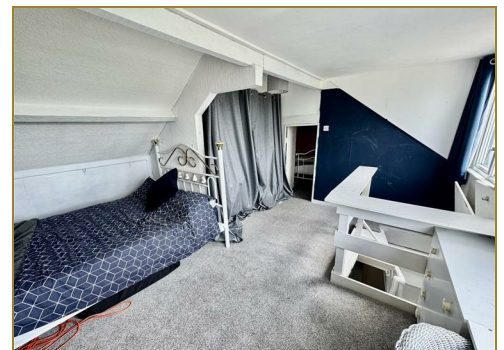
# Bodeuon Stryd Fawr, Nefyn, LL53 6HD

## 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.



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

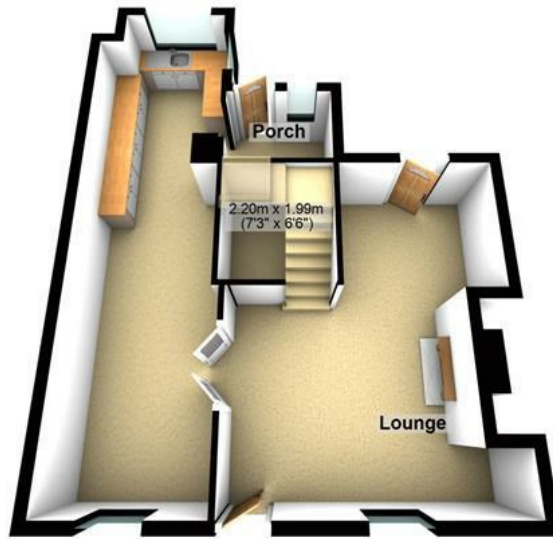
T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

# Bodeuon Stryd Fawr, Nefyn, LL53 6HD

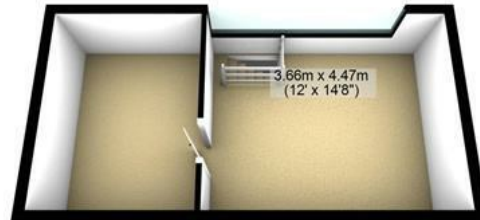
Ground Floor



First Floor



Second Floor



Disclaimer: These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. Copyright H Tudor  
AŴi Ffab Cyl  
Plan produced using PlanUp.

**Bodeuon, Stryd Fawr, Nefyn**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	80	17	
	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)