Tudor

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Nythfa, Lon Groesffordd, Edern, LL53 8YU

Or nearest offer £330,000

- Detached Residence
- Outskirts of the Village
- 3 Receptions & 3 Bedrooms
- Spacious Accommodation
- Elevated Position with Views
- Ample Parking, Gardens, Garage & Sheds

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Tudor Estate Agents have been favoured with instructions to offer this spacious detached residence for sale situated in an elevated position on the outskirts of the village with spectacular views over open countryside, towards the Rival and over Caernarfon Bay with Holyhead in the distance.

Edern is a a small rural village on the North coast of the glorious Llyn Peninsula and is only a few miles from the championship golf course at Morfa Nefyn. Pwllheli the market town for the area is only about 9 miles and boasts excellent amenities including leisure centre and marina. The property is also only 11 miles from Aberdaron, the popular seaside village on the Western extremity of the Peninsula.

The spacious accommodation has the benefit of double glazing, oil central heating and briefly comprises of the following: - Porch. Hall. Open plan Kitchen/Diner. Inner Hall. Front Porch. Bedroom. Lounge. Sitting room. Hobby room (bedroom). Bathroom. On the First floor: Principal bedroom with dormer window with views.

Drive with Ample parking area. Gardens all enjoying spectacular views. Garage and Garden Sheds.

Gwynedd Council Tax Band E

GROUND FLOOR

Porch 4'10 x 12'6 (1.47m x 3.81m)

Hall
Boiler cupboard with oil combi boiler.

Kitchen Area 13'4 x 6'11 (4.06m x 2.11m)
Kitchen units with single drainer stainless steel sink unit. Space for oven with extractor hood over. Radiator. Plumbing for washing machine. Arch opening to:

Dining Area 13'5 x 13'0 (4.09m x 3.96m)
Fireplace. Cupboard in alcove.

Inner Hall
Stairs to first floor. Under stairs cupboard. Radiator.

Front Porch
Front door leading to covered veranda.

Bedroom 13'1 x 13'0 (3.99m x 3.96m)
With views. Fireplace.

Lounge 13'1 x 13'0 (3.99m x 3.96m)
With views. Fireplace.

Sitting Room 13'5 x 10'0 (4.09m x 3.05m)
Radiator. Potential to be used as bedroom.

Hobby Room (Third Bedroom) 10'10 x 10'0 (3.30m x 3.05m)

Bathroom 8'5 x 6'9 (2.57m x 2.06m)
Tiled floor and walls. Panelled bath with shower over. Low level w.c. Pedestal washbasin.

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.

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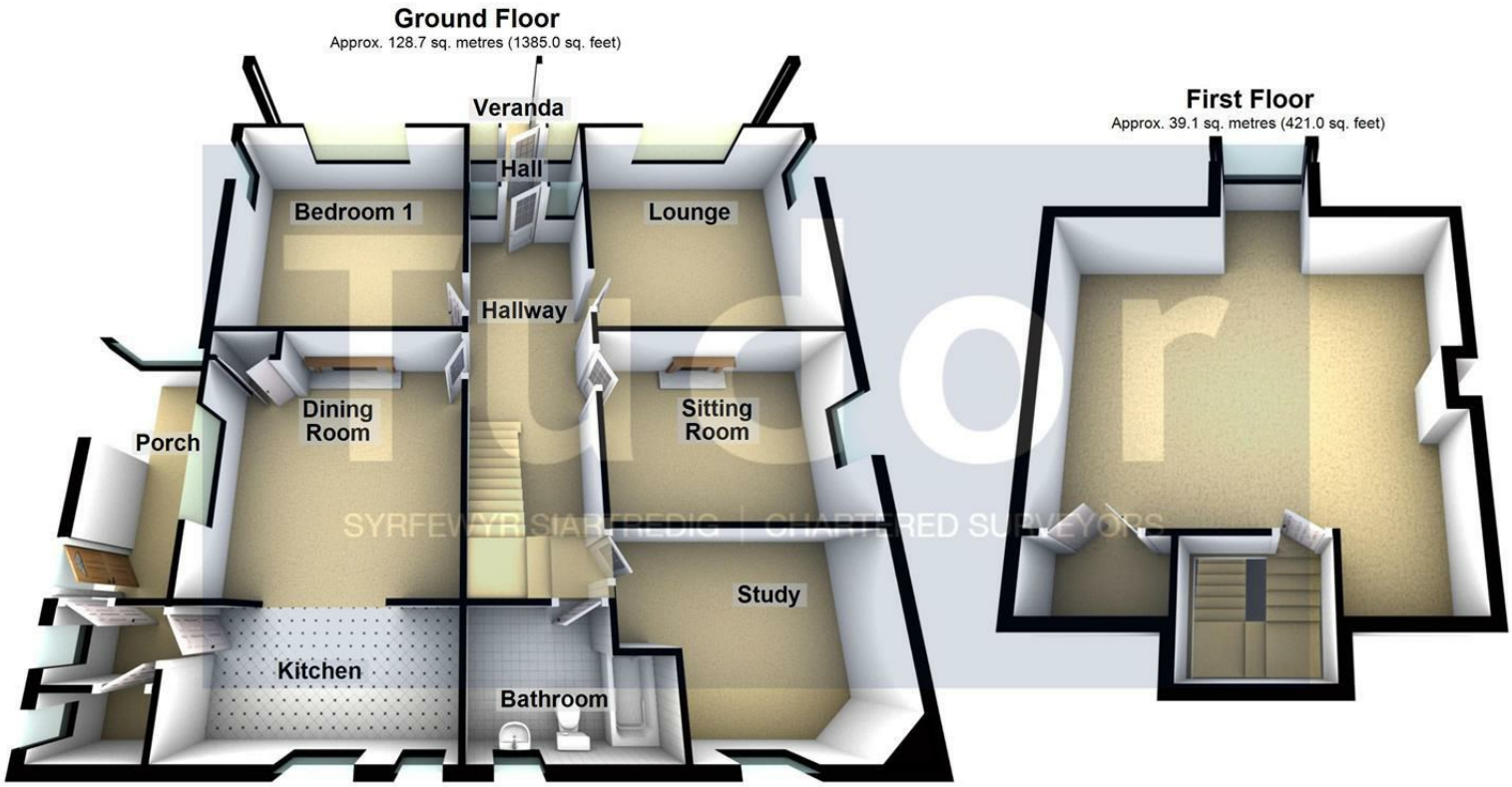

Total area: approx. 167.8 sq. metres (1806.0 sq. feet)

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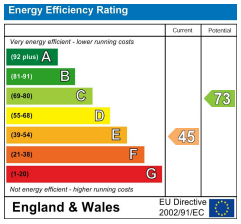
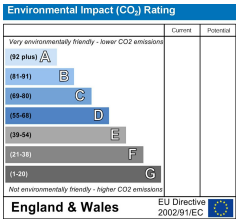
Plan produced using PlanUp.

Nythfa, Edern, Pwllheli

From Pwllheli proceed north west on the A497 turning right at the roundabout as you leave Pwllheli. Pass through Efailnewydd and at the Bryn Cynan roundabout proceed straight on, onto the B4412. In the centre of Morfa Nefyn turn left at the crossroads and then enter Edern. Over the bridge and up the hill. Pass the chapel and Nythfa is the last property on the left handside at the top of the hill. O.S. Ref SH . Sat Nav Ref: LL53 8YU.





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