

Tir ac Eiddo
LWH
Land and Property



4 Bedroom Semi-Detached | Eiddo 4 Llofft
Noddfa, Lon Uchaf
Morfa Nefyn , LL53 6AH

REDUCED

£265,000

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Noddfa, Lon Uchaf, Morfa Nefyn LL53 6AH

Discover this newly renovated four-bedroom property in Morfa Nefyn, which has undergone a comprehensive programme of refurbishment and will be completed to a high standard and specification.

Dyma eiddo pedair ystafell wely yn Morfa Nefyn, sydd newydd dderbyn gwaith moderneiddio sylweddol ac sy'n cael ei gwblhau i safon uchel.

Gyda dreif a gardd, prin daw cyfleoedd fel hyn i'r farchnad agored.

With a driveway and garden, opportunities like this rarely come to the open market.

Popular Morfa Nefyn offers a wide range of local amenities just a short walk from the coastline and beach.

The refurbishment is nearly complete; only some snagging and minor details remain, which will be finished as part of the sale.

27 Penlan Street Pwllheli Gwynedd LL53 5DE

01758 719 682

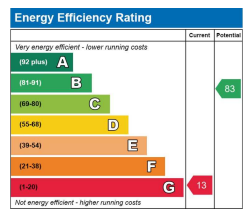
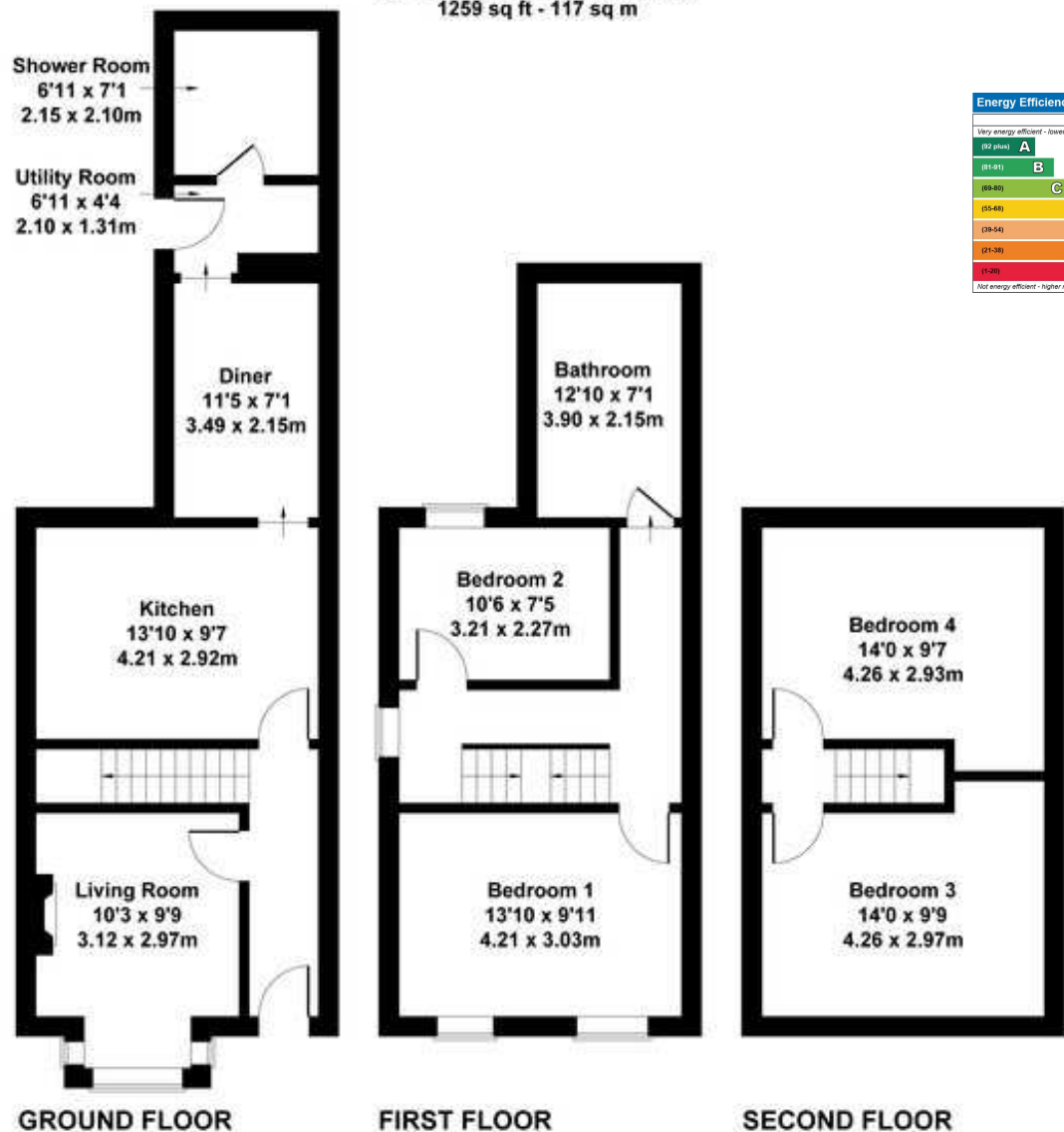
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents

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Approximate Gross Internal Area
1259 sq ft - 117 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Ground Floor:
 Entrance Hallway
 Living Room - 2.97m x 3.12m
 Kitchen - 2.92m x 4.21m
 Diner - 2.15m x 3.49m
 Utility Room - 1.31m x 2.10m
 Shower Room - 2.10m x 2.15m

First Floor:
 Landing
 Bedroom 1 - 3.03m x 4.21m
 Bedroom 2 - 2.27m x 3.21m
 Bathroom - 2.15m x 3.90m

Second Floor:
 Bedroom 3 - 2.97m x 4.26m
 Bedroom 4 - 2.93m x 4.26m

Externally a brick built building is situated at the rear of the property. Noddfa is of traditional construction, rendered under a slate roof covering.

Double Glazed Windows
Electric Heating (To be Installed)
EPC: G (Pre Refurbishment) | Council Tax Band: C

Directions: From Pwllheli, proceed towards Morfa Nefyn via the B4412. On entering the 20 mph zone, continue through the residential area past a care home and a hotel. Y Noddfa is situated close to Moreia Church, opposite Ty Coed takeaway.

Tenure: The tenure of this property is Freehold.

Method of Sale: By Private Treaty.

Boundaries: Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

Planning: The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

Easements, Wayleaves and Rights of Way:
 The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Viewing: Strictly by appointment only.