

Tudor

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Cariad, Y Maes, Nefyn, LL53 6HE

Asking price £279,000

- Detached Residence
- Popular Seaside Town
- Attractively Decorated with Upside-down Living
- Convenient Position Close to Amenities
- 3 Bedrooms & 2 Bathrooms
- Rear Garden & Ample Parking



Cariad Y Maes, Nefyn, LL53 6HE

Tudor Estate Agents & Chartered Surveyors are favoured to offer this detached residence for sale. Cariad is situated in a convenient residential area in the centre of Nefyn, within a short walk to the amenities, school and beach.

Nefyn is a popular seaside town which is located on the north coast of the glorious Llyn Peninsula and offers great amenities including restaurants & pubs, cafe and convenience store. Pwllheli the market town for the area is only about 7 miles.

The comfortable accommodation is attractively decorated throughout, has the benefit of double glazing and oil central heating. The house offers upside down living to take advantage of the rural views and briefly comprises of: On the Ground Floor: - Porch. Hall. Three Bedrooms. Bathroom. On the First Floor: Kitchen-Diner. Shower Room. Lounge with Juliet Balcony. Ample parking to the front with easily maintained rear garden with raised deck, perfect entertainment area or to relax.

GROUND FLOOR

Porch

UPVC double glazed front door. Radiator. Tiled floor. Double doors to:

Hall

Stairs to first floor. Under stairs storage cupboards with oil combi boiler. Radiator. Storage cupboard. Tiled floor. Outside door to rear.

Bedroom 1 10'10 x 12'3 (3.30m x 3.73m)

Radiator.

Bathroom 7'1 x 6'8 (2.16m x 2.03m)

Panelled bath with shower over. Vanity washbasin. Low level w.c. Tiled walls.

Bedroom 2 10'11 x 9'8 (3.33m x 2.95m)

Radiator. Fitted wardrobes.

Bedroom 3 6'4 x 9'8 (1.93m x 2.95m)

Radiator.

FIRST FLOOR

Landing

Radiator. Storage cupboard.

Kitchen-Diner 14'0 x 10'9 (4.27m x 3.28m)

Plus recess. Kitchen units incorporating one and a half bowl sink unit. Integral fridge and freezer. Oven & grill with ceramic hob. Integral washing machine & dishwasher. Extractor hood over. Radiator.

Shower Room

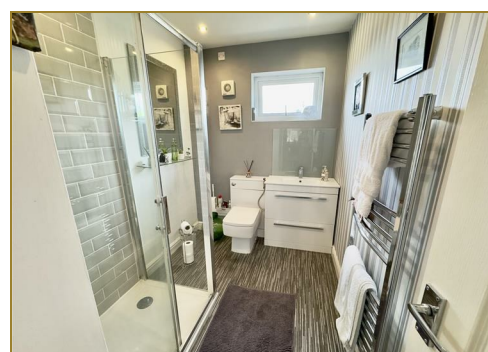
Shower cubicle. Vanity washbasin. Low level w.c. Towel radiator.

Lounge 17'9 x 16'9 (5.41m x 5.11m)

Juliet balcony with views. Radiator.

OUTSIDE

Front gravelled drive with ample parking area. Side access to easily maintained garden with steps up to raised deck.



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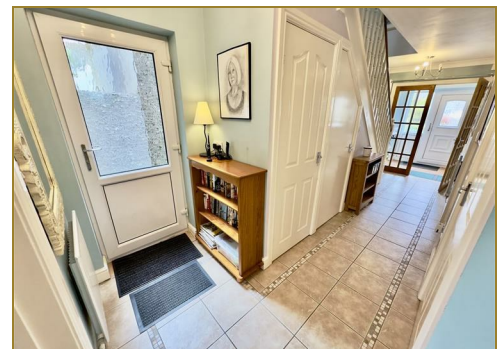
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SERVICES

We understand that mains water, drainage and electricity are connected to the property. Oil Combi Boiler for central heating & hot water. 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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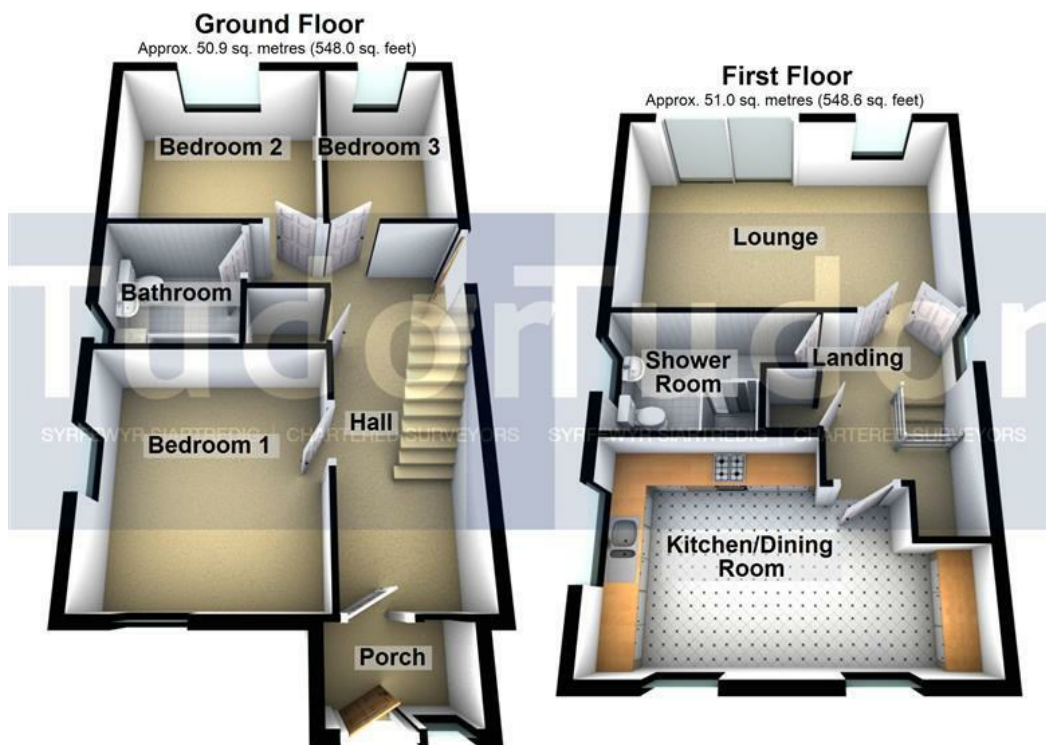
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Total area: approx. 101.9 sq. metres (1096.6 sq. feet)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(32 plus) A	
(81-91) B		(21-31) B	
(69-80) C		(13-20) C	
(55-68) D		(9-12) D	
(39-54) E		(6-8) E	
(21-38) F		(3-5) F	
(1-20) G		(1-2) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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