Tudor

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

Ty Ni, Stryd Y Plas, Nefyn, LL53 6HP

Asking price £89,999

- Quaint Cottage
- Convenient for Amenities & Beach
- Freehold
- Town Centre Location
- Accommodation on Three Floors
- North Coast of Llyn Peninsula

Ty Ni Stryd Y Plas, Nefyn, LL53 6HP

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this compact quaint cottage for sale. Ty Ni is situated in a convenient position in the centre of this small seaside town which is located on the north coast of the Llyn Peninsula and is within walking distance of the amenities and beach.
The championship golf course at Morfa Nefyn is only about 2 miles and Pwllheli, the market town for the area is about 7 miles which boasts excellent amenities including leisure centre, golf course and award winning marina.
The accommodation is on three floors and comprises: - Living room. Kitchen. Bedroom and bathroom on the first floor with a second floor attic bedroom. Small front yard.
Gwynedd Council Tax Band: A

GROUND FLOOR

Lounge Area 6'7 x 22'4 (2.01m x 6.81m)
Electric radiator. Wall mounted living flame effect fire. Stairs to first floor. Door to:

Kitchen 10'6 x 10'2 (3.20m x 3.10m)
Maximum measurements to recess. Kitchen units incorporating single drainer stainless steel sink unit. Tiled floor. Electric radiator. Plumbing for washing machine.

FIRST FLOOR

Landing Bedroom 7'0 x 15'10 (2.13m x 4.83m)
Under stairs cupboard with hot water cylinder with electric immersion heater. Wall mounted electric heater. Views over Nefyn towards Mynydd Nefyn. Fixed ladder style stairs to attic room. Door to: -

Bathroom 6'8 x 6'3 (2.03m x 1.91m)
White suite with pedestal washbasin. Low level w.c. Panelled bath. Electric shower over bath. Tiled walls.

SECOND FLOOR

Attic Room 7'2 x 11'2 (2.18m x 3.40m)
Velux roof light. Eaves cupboards.

OUTSIDE
Small front yard.

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 upon completion.

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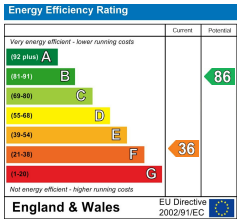
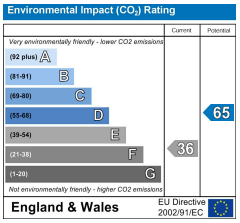
From Pwllheli proceed North-West on the A497. Pass through Efailnewydd and then at the Bryn Cynan roundabout turn right and enter Nefyn. Proceed along the High Street and Ty Ni is immediately in front of you at the mini roundabout. O.S Ref:- SH 307-405. Sat Nav Ref-: LL53 6HP.





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