Tudor

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Voelas, Lon Penrhos, Morfa Nefyn, LL53 6BL

Open to offers £260,000

- Inner Townhouse
- Popular Seaside Village
- Large Rear Garden with Sheds
- Convenient Position, Close to Beach & Golf
- 3 Receptions, 3 Bedrooms & Attic Rooms
- Off-Road Parking







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Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this spacious townhouse residence situated in a sought-after position in Morfa Nefyn, a popular seaside village on the north coast of the glorious Llyn Peninsula. The property is within walking distance of the variety of amenities available, the beautiful sandy beach, coastal walk and the championship golf course. Pwllheli the market town for the area is only about 7 miles and boasts excellent amenities including leisure centre and marina.

The spacious accommodation offers great potential for refurbishment and briefly comprises: - Porch. Hall. Open plan Lounge-Dining. Sitting Room. Kitchen. Three Bedrooms and Shower Room on the first floor, with a further Two Attic Rooms on the Second Floor. Gravelled area to the front providing off-road parking. Enclosed large rear garden with paved patio and lawn. Outhouse/Utility with Separate Toilet. Gardens Sheds.









GROUND FLOOR

Hall

Inner Hall
Stairs to first floor.

Lounge 10'0 x 9'8 (3.05m x 2.95m)
Bay windows. Night storage heater. Opening to:

Dining Room 8'5 x 14'6 (2.57m x 4.42m)
Night storage heater. Patio door to rear.

Sitting Room 8'3 x 13'11 (2.51m x 4.24m)
Multi fuel stove. Electric heater.

Kitchen 7'7 x 7'6 (2.31m x 2.29m)

FIRST FLOOR

Landing
Night storage heater.

Front Bedroom 13'11 x 9'10 (4.24m x 3.00m)
Night storage heater.

Rear Bedroom 8'6 x 9'6 (2.59m x 2.90m)
Electric heater.

Shower Room
Accessible walk-in shower. Low level w.c. Pedestal washbasin. Cylinder cupboard.

Rear Bedroom 9'1 x 8'2 (2.77m x 2.49m)
Electric heater.

SECOND FLOOR

Attic Room 9'6 x 12'9 (2.90m x 3.89m)
Dormer window. Velux roof light.

Attic Room 4'5 x 10'3 (1.35m x 3.12m)

OUTSIDE
Off-road parking to front. Large enclosed rear garden with lawn and patio areas. Garden Shed. Potting Shed.

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Outhouse
With plumbing for washing machine. Separate Toilet.

SERVICES
We understand that mains water, drainage and electricity 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.

COUNCIL TAX/ARTICLE 4
Gwynedd Council Tax Band: D. For the purposes of Article 4 Direction, the property is registered as a main residence (Class C3).

















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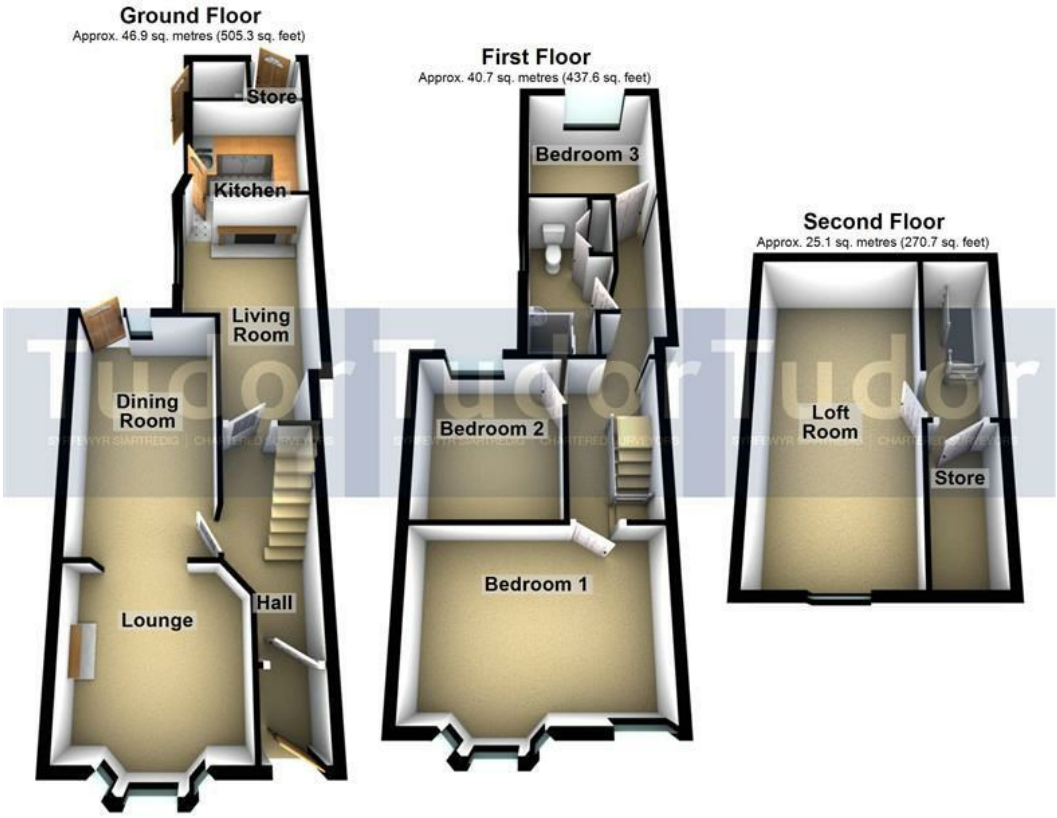

Total area: approx. 112.7 sq. metres (1213.6 sq. feet)

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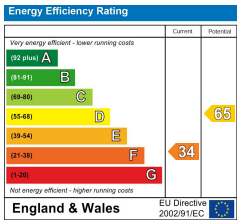
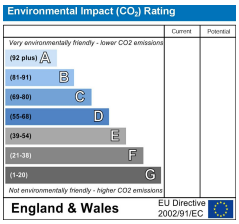
Plan produced using PlanUp.





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