

Tudor

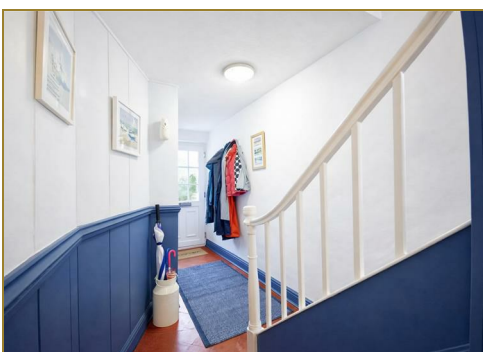
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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Dolfor Bryn Glas, Nefyn, LL53 6HT

£250,000

- Semi Detached Cottage
- Comfortable Accommodation
- Living Room & Conservatory
- Outskirts of Nefyn
- Garden & Garage
- Parking Area



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TUDOR Estate Agents have been favoured with instructions to offer this charming cottage for sale.

The cottage is situated on the outskirts of Nefyn, a small rural town on the North coast of the glorious Llyn Peninsula. Nefyn boasts a range of amenities including restaurants, pubs, a café, and a convenience store, with the market town of Pwllheli only 7 miles away.

The accommodation briefly comprises: Hall. Conservatory. Lounge. Kitchen/diner. Utility and stores. bathroom and two bedrooms on the first floor with a second floor loft room with velux roof light, approached by a spiral staircase. Garden. Patio. Garage.

GROUND FLOOR

Hall

Quarry tiled floor. Stairs to first floor.

Conservatory 9'0 x 10'10 (2.74m x 3.30m)

Electric panel heater.

Lounge 18'1 x 12'4 maximum (5.51m x 3.76m maximum)

'L' shaped room. Multi fuel stove. Open beams. Understairs cupboard.

Kitchen - Diner 12'9 x 7'10 (3.89m x 2.39m)

Breakfast bar. Integrated fridge and freezer. Oven and hobs. Dishwasher. Single drainer stainless steel sink unit. Fan plinth heater.

Rear Porch

Lean to

With plumbing for washing machine and door to:-

Stores

FIRST FLOOR

Landing

Spiral stairs to second floor.

Bathroom 9'6 x 5'9 (2.90m x 1.75m)

Panelled bath with shower over. Electric towel rail. Wash basin with cupboard under. Low level W.C. Cylinder cupboard with immersion heater fitted to cylinder.

Front bedroom 7'10 x 11'9 (2.39m x 3.58m)

Electric heater.

Front bedroom 7'0 x 7'4 (2.13m x 2.24m)

Built-in bunk beds. Electric wall heater.

SECOND FLOOR

Loft room 12'8 x 10'3 (3.86m x 3.12m)

Velux roof light. Electric wall heater.



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OUTSIDE

Garden to front with paved patio. External water tap. Dedicated car parking space.

GARAGE 8'5 x 15'1 (2.57m x 4.60m)

Up and over door.

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. Awaiting details regarding right of way/access to neighbouring property.

COUNCIL TAX

We understand the property has previously been banded B, however, it is currently exempt.



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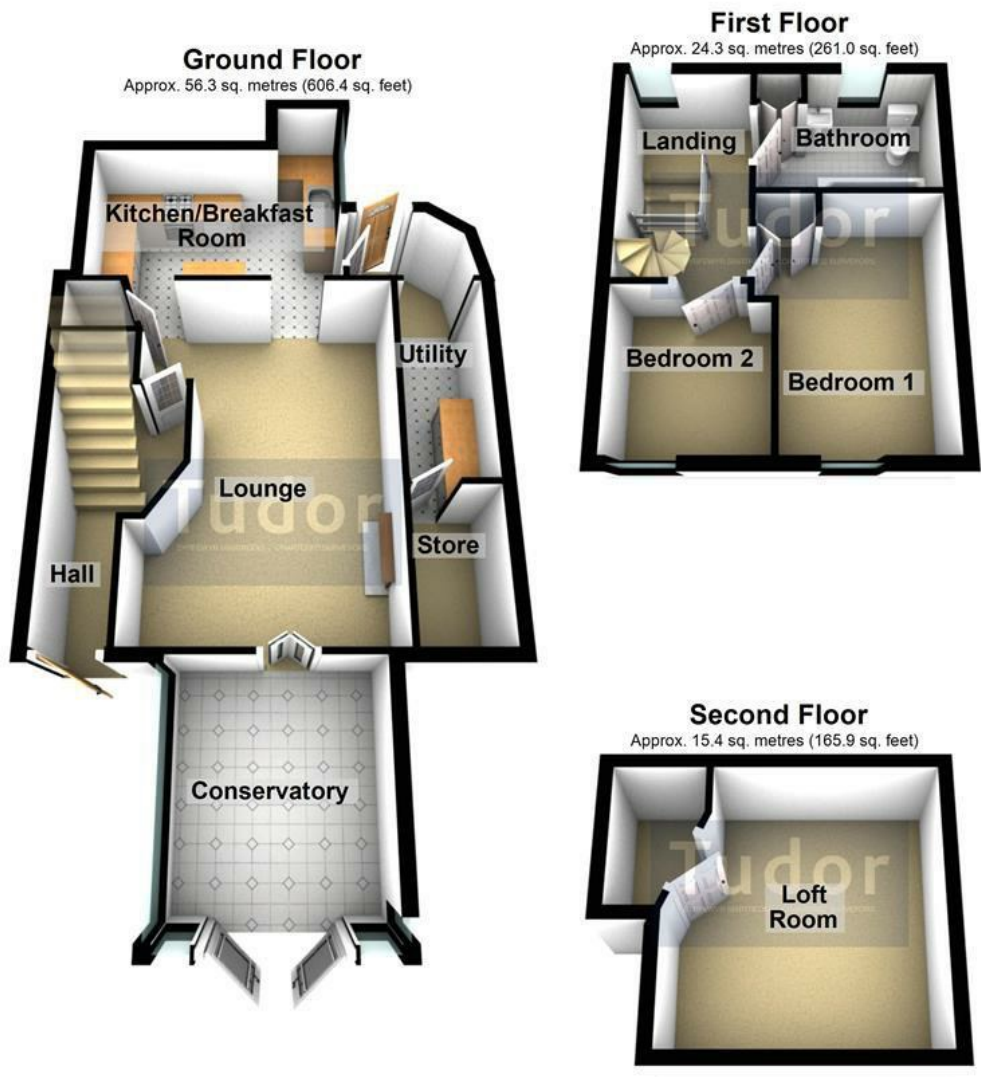
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(32 plus) A	
(81-91) B		(21-31) B	
(69-80) C		(10-20) C	
(55-68) D		(5-9) D	
(39-54) E		(1-4) E	
(21-38) F		(1-4) F	
(1-20) G		(1-4) 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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