Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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Tyn Y Mur Estate, Morfa Nefyn, LL53 6DF

£295,000

- Semi-Detached Residence
- Popular Position in Seaside Village
- Walking distance to the Beach & Golf
- Two Receptions & Three Bedrooms
- Large Rear Garden with Views
- Off-Road Parking







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Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this attractive semi-detached residence, occupying a desirable position within a popular residential area of Morfa Nefyn. The property is conveniently located within walking distance of the village amenities, the sandy beach, and the renowned championship golf course. The world-famous Ty Coch Inn at Porthdinllaen is also nearby. Morfa Nefyn is a charming coastal village situated on the beautiful north coast of the Llyn Peninsula, an area renowned for its spectacular scenery and outdoor pursuits.
The accommodation benefits from double glazing throughout and briefly comprises: Porch. Hallway. Shower room/toilet (part of the original garage) with door through to Store Room. Fitted Kitchen. Spacious Lounge opening into the Conservatory overlooking the rear garden. To the first floor there are Three Bedrooms and a further Shower Room. Externally, the property benefits from a driveway providing off-road parking, and a generous lawned rear garden with side access.









PORCH

HALL
Understairs cupboard. Door to:

SHOWER ROOM/TOILET
Low level WC. Shower. Washbasin. (Part of the original garage). Door to the store room at the rear.

KITCHEN 10'11 x 7'10 (3.33m x 2.39m)
Kitchen units incorporating single drainer one and a half bowl sink unit. Integral dishwasher and fridge freezer. Hobs, oven and grill.

LOUNGE 21'3 x 12'10 (6.48m x 3.91m)
Maximum measurements. 'L' shaped room. Log burner stove. Door to conservatory.

CONSERVATORY 12'6 x 9'11 (3.81m x 3.02m)

FIRST FLOOR

LANDING

REAR BEDROOM 10'4 x 9'0 (3.15m x 2.74m)
Views.

REAR BEDROOM 10'8 x 12'2 (3.25m x 3.71m)
Views.

FRONT BEDROOM 10'7 x 8'8 (3.23m x 2.64m)

SHOWER ROOM/TOILET
Low level WC. Washbasin. Shower cubicle. Electric radiator/towel warmer. Tiled floor and walls. Airing cupboard with cylinder.

OUTSIDE
Parking and drive. Rear patio with steps down to rear garden. Large lawn garden with shed.

STORE 9'0 x 12'0 (2.74m x 3.66m)
(As part of the original garage). Service door at the rear. Plumbing for washing machine.

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SERVICES
We understand that mains water, electricity and drainage are connected to the property (No mains gas in Morfa Nefyn). 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.

GWYNEDD COUNCIL TAX
The property is currently operated as a holiday let and is not assessed for Council Tax. Prospective purchasers should make their own enquiries with the relevant authorities regarding their intended use of the property and any associated liability for Council Tax or Business Rates.

















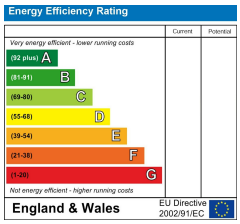


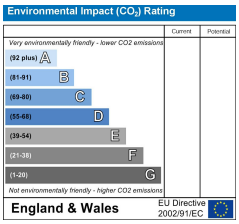
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