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9 Wern Y Wylan, Morfa Nefyn, LL53 6DG

£380,000

- Detached Residence
- Desirable Location
- Close to Amenities, Golf & Beach
- 2 Receptions & 3/4 Bedrooms
- Gardens, Parking & Garage
- Popular Seaside Village







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Tudor Estate Agents are proud to present this charming and deceptively spacious detached residence, ideally positioned in the highly sought-after coastal village of Morfa Nefyn.

Set within generous mature gardens the property offers a rare opportunity to acquire a home that perfectly balances character, space and lifestyle. The well-proportioned accommodation flows effortlessly, with bright inviting interiors complemented by access to the rear garden and briefly comprises of the following: Entrance Hall. Shower Room. Dining Room/4th Bedroom. Living Room. Kitchen/Diner. Utility through to Garage. On the First Floor: Three Bedrooms & Bathroom.

Externally, the property truly comes into its own. A large rear garden provides a peaceful and private setting enjoying open countryside views. To the front, a spacious driveway offers ample off-road parking and leads to an integral garage.

Located just a short walk from the renowned Nefyn Golf Club and the world famous Ty Coch Inn the property enjoys one of the most desirable positions on the Llyn Peninsula. The surrounding coastline, sandy beaches and scenic walks are all within easy reach, making it an exceptional choice for those seeking a permanent residence, holiday home or investment opportunity.

Early viewing is highly recommended.

GROUND FLOOR



Hall
Stairs to first floor. Night storage heater.

Dining room / Forth Bedroom 9'9 x 11'10 (2.97m x 3.61m)

Lounge 14'9 x 12'10 (4.50m x 3.91m)
Electric wall mounted heater. Fireplace.

Shower room / Toilet 5'6 x 7'4 (1.68m x 2.24m)
Shower cubicle with electric shower. Low level W.C. Pedestal wash basin.

Kitchen / Dining 8'9 x 17'3 (2.67m x 5.26m)
Maximum measurements. Night storage heater. Sliding patio door to garden. Kitchen units with plumbing for dishwasher. Hobs. Single drainer stainless steel sink unit. Oven and grill.
Door to:



Utility 9'5 x 7'10 (2.87m x 2.39m)
Plumbing for washing machine. Wall mounted heater. Cupboards. Cylinder cupboard with immersion heater fitted to pre lagged cylinder. Door to:

Garage 10'1 x 16'11 (3.07m x 5.16m)
Up and over door and service door to side.

FIRST FLOOR



Landing

Bedroom 8'9 x 19'3 (2.67m x 5.87m)
maximum to recess.
Dormer window to front and velux to the rear.

Bathroom 5'7 x 7'2 (1.70m x 2.18m)
Panelled bath. Low level W.C. Pedestal wash basin.

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Bedroom 2 9'9 x 8'9 (2.97m x 2.67m)
Maximum measurements. Dormer window to the front. Wall mounted electric heater.

Bedroom 3 (rear) 9'0 x 10'1 (2.74m x 3.07m)
Maximum to recess. Electric wall mounted heater. Velux window.

OUTSIDE
Front garden with parking. Rear garden with views over open countryside.

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 service.

TENURE
We understand that the property is freehold with vacant possession available on completion.















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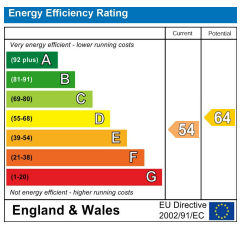
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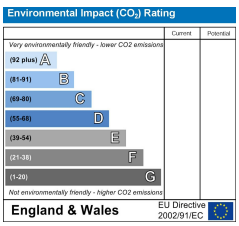




Total area: approx. 119.8 sq. metres (1289.6 sq. feet)

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