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Gwynant, Lon Tan Y Bryn, Morfa Nefyn, LL53 6BT

£315,000

- Semi-Detached Residence
- Sought-After Coastal Location
- Low-Maintenance Outside Space
- Three-Storey Accommodation
- Two Receptions & Five Bedrooms
- Elevated Position







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Tudor Estate Agents & Chartered Surveyors have been favoured with instructions to offer for sale this substantial three-storey semi-detached residence, occupying an elevated position within the highly sought-after seaside village of Morfa Nefyn on the north coast of the glorious Llyn Peninsula. Situated on Lon Tan y Bryn, the property enjoys a convenient yet peaceful setting, within easy reach of the picturesque sandy beach, renowned championship golf course, the world-famous Ty Coch at Porthdinllaen and the local amenities, including a restaurant, café, convenience store and garage. The market town of Pwllheli is approximately seven miles away and provides a wider range of shopping, leisure and recreational facilities. The property offers comfortable, spacious and versatile accommodation arranged over three floors, making it an ideal family home or coastal retreat. The accommodation briefly comprises: Ground Floor: Entrance Hall. Dining Room opening through to Lounge. Lobby. Shower Room/WC. Separate Utility Room. Modern Fitted Kitchen. First Floor: Two Bedrooms. Bathroom. Separate Shower Room/WC. Second Floor: Three Further Bedrooms. Externally: The property benefits from a gravelled driveway providing off-road parking, together with a small seating area and low-maintenance outside space. There is potential to create a landscaped garden area whilst retaining ample parking. The vendors have commissioned landscaping plans demonstrating the potential. Viewing is highly recommended to appreciate the generous accommodation and desirable coastal location this property has to offer.

GROUND FLOOR

Hall
Attractive Victorian tiled floor. Stairs to first floor. Door to:

Dining Room 11'9 x 10'10 (3.58m x 3.30m)
Night storage heater.

Lobby
Leading to:-

Shower Room/Toilet 3'2 x 6'7 (0.97m x 2.01m)
Pedestal washbasin. Low level WC. Shower cubicle with electric shower. Towel warmer/radiator.

Utility Room 6'6 x 7'7 (1.98m x 2.31m)
Plumbing for washing machine.

Lounge 13'1 x 12'11 (3.99m x 3.94m)
Maximum measurements to bay window. Enjoying extensive, uninterrupted views across the surrounding countryside. Night storage heater. Log burner stove.

Kitchen 9'6 x 12'11 (2.90m x 3.94m)
Modern kitchen units incorporating single drainer stainless steel sink unit. Hobs and oven. Integral dishwasher. Vertical electric radiator. Outside door.

FIRST FLOOR

Landing

Bathroom 9'7 x 6'3 (2.92m x 1.91m)
Pedestal washbasin. Low level WC. Panelled bath with shower over. Electric towel warmer.

Shower Room 6'2 x 4'8 (1.88m x 1.42m)
Low level WC. Pedestal washbasin. Shower cubicle. Cylinder cupboard with electric immersion heater fitted to cylinder.

Rear Bedroom 11'9 x 10'10 (3.58m x 3.30m)
Nigh storage heater.









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Front Bedroom 13'3 x 12'1 (4.04m x 3.68m)
Enjoying extensive, uninterrupted views across the surrounding countryside. Night storage heater.

SECOND FLOOR
Slopping ceilings at eaves.

Landing

Rear Bedroom 6'3 x 13'11 (1.91m x 4.24m)

Rear Bedroom 11'0 x 10'4 (3.35m x 3.15m)
Measurements to eaves. Large velux window allowing an abundance of natural light and enjoys far reaching sea views towards Anglesey. Gable window.

Front Bedroom 17'9 x 11'1 (5.41m x 3.38m)
Dormer window.

OUTSIDE
Gravelled drive and parking area.

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
BAND 'E'







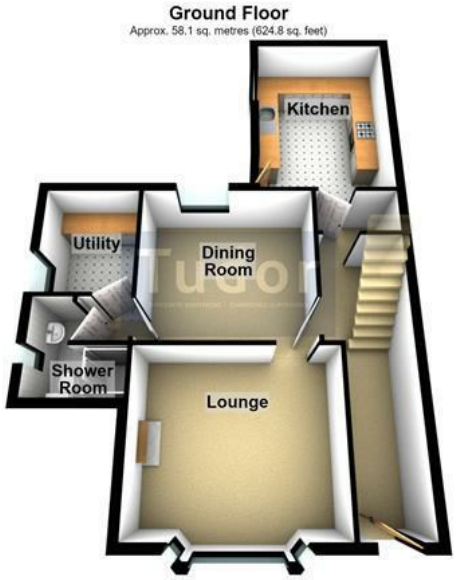


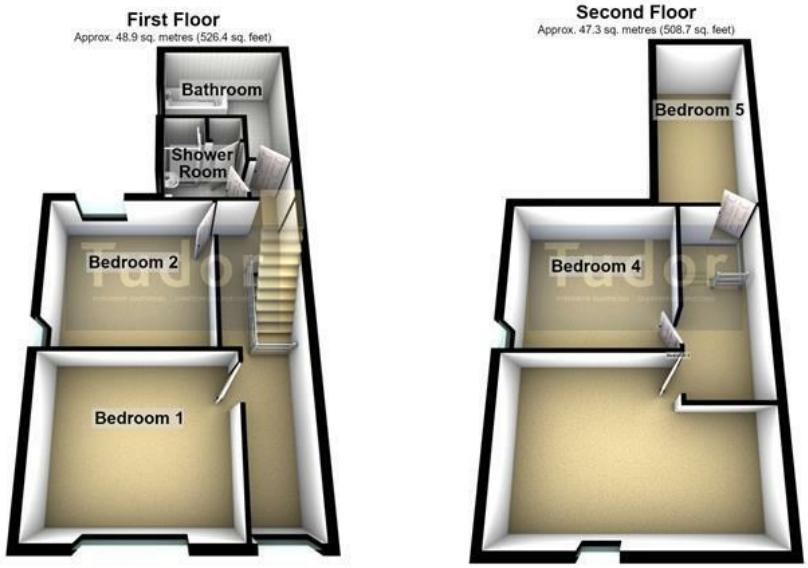


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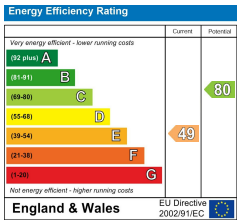
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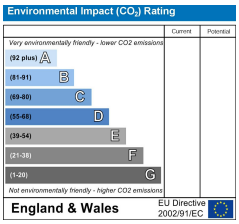




Total area: approx. 154.2 sq. metres (1660.0 sq. feet)

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