

Tudor

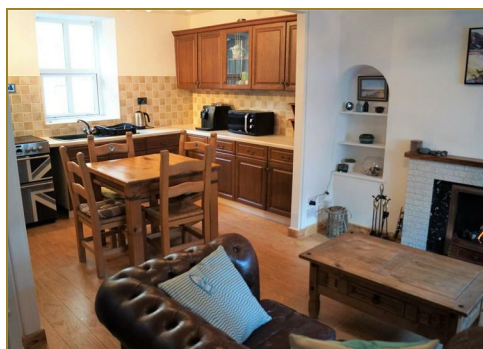
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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Is Y Groes Stryd Y Plas, Nefyn, LL53 6HP

£135,000

- Terrace Residence
- Double Glazing & Central Heating
- Three Bedrooms
- Convenient for Amenities
- Open Plan Lounge/Kitchen/Diner
- Close to Beach & School



Is Y Groes Stryd Y Plas, Nefyn, LL53 6HP

This terrace residence is situated in a convenient position in Nefyn within walking distance of the amenities, shops, primary school and beach.

Nefyn is located on the north coast of the glorious Llyn Peninsula and is only a few miles from Morfa Nefyn with championship golf course and Pwllheli, the market town for the area.

The accommodation has the benefit of double glazing and recently fitted LPG central heating system and briefly comprises of:

Hall. Open plan lounge/kitchen/diner and toilet and the rear.

Two bedrooms on the first floor and third bedroom and bathroom on the second floor.

Small rear yard with access to the cellar and by foot to the street.

GROUND FLOOR

Hall

Lounge Area 13'1 x 10'10 (3.99m x 3.30m)

Stairs to first floor. Fireplace. Laminate wood effect flooring. Opening to:

Kitchen Area

Kitchen units incorporating single drainer sink unit. Radiator. Opening and access to under stairs store area.

Rear Hall

Outside door. Plumbing for washing machine.

Toilet

Low level w.c. Washbasin.

FIRST FLOOR

Landing

Radiator.

Rear Bedroom

Radiator.

Front Bedroom 13'11 x 10'3 (4.24m x 3.12m)

Maximum measurements 'L' shaped room. Radiator. Cupboard with combi LPG boiler for central heating and hot water.

SECOND FLOOR

Landing

Walk-in cupboard with storage area.

Front Bedroom 14'1 x 9'5 (4.29m x 2.87m)

Radiator.

Bathroom 7'8 x 6'7 (2.34m x 2.01m)

White suite with low level w.c. Pedestal washbasin. Panelled bath with electric shower over. Radiator. Storage cupboard.

OUTSIDE

Concreted rear yard with access to cellar area. Foot access to the street.



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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

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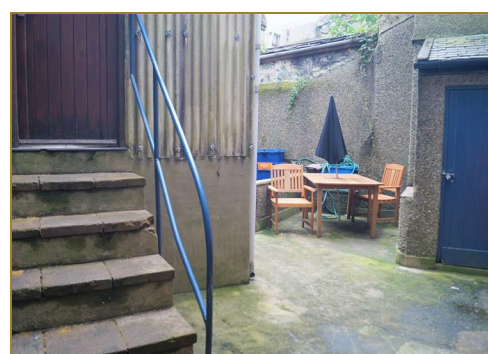
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SERVICES

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



From Pwllheli proceed North-West on the A497 passing through Efailnewydd. At the Bryn Cynan roundabout turn right and enter Nefyn. Proceed down the High Street and at the mini roundabout in the centre of the town turn right and then Is Y Groes is then immediately on the right hand side. O.S Ref:- SH 306-405. Sat Nav Ref: LL53 6HP.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(91 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



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