

Tudor

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Plas Bach, 74 Rhodfa'r Garn, Nefyn, LL53 6NB

£199,950

- Detached Residence
- Popular Seaside Town
- Parking, Carport & Gardens
- Popular Residential Area
- 2 Receptions & 4 Bedrooms
- Viewing Recommended



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Tudor Estate Agents & Chartered Surveyors are delighted to offer an excellent opportunity to acquire this detached residence, situated in a popular residential estate within convenient reach of all local amenities in the coastal town of Nefyn. Nefyn is a charming seaside town located on the north coast of the stunning Llyn Peninsula, approximately 2 miles from Morfa Nefyn, home to a renowned championship golf course, and just 7 miles from Pwllheli, the market town offering a wide range of amenities including a leisure centre and marina.

The spacious accommodation offers great potential and briefly comprises: Entrance Hall, Cloak Room Lounge, Kitchen, and Dining Room. The first floor provides: Four Bedrooms and a Family Bathroom. Externally, the property benefits from a driveway offering off-road parking, leading to a carport. There is a front garden and an enclosed rear garden. Viewing is highly recommended to fully appreciate the location and generous accommodation on offer.

*For the purposes of the Article 4 Direction, the property's present use is as a second home.

GROUND FLOOR

Hall

Electric wall mounted heater. Under stairs cupboard.

Cloak Room

Low level w.c., Washbasin.

Lounge 17'5 x 12'7 (5.31m x 3.84m)

Fireplace.

Kitchen 7'9 x 9'4 (2.36m x 2.84m)

Kitchen units incorporating single drainer stainless steel sink unit. Plumbing for washing machine. Space for oven. Outside door to rear garden.

Dining Room 9'2 x 9'4 (2.79m x 2.84m)

FIRST FLOOR

Landing

Front Bedroom 1 9'5 x 12'5 (2.87m x 3.78m)

Front Bedroom 2 7'8 x 8'8 (2.34m x 2.64m)

Plus door recess.

Bathroom 4'10 x 7'1 (1.47m x 2.16m)

Low level w.c. Pedestal washbasin. Panelled bath with electric shower over.

Rear Bedroom 3 7'9 x 9'6 (2.36m x 2.90m)

Built in wardrobe.

Rear Bedroom 4 9'5 x 9'6 (2.87m x 2.90m)

OUTSIDE

Spacious driveway with carport and parking to the side. Front garden with side access leading to enclosed rear garden. Garden shed.

SERVICES

We understand that mains water, drainage and electricity are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.



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TENURE

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

COUNCIL TAX

Band 'D'



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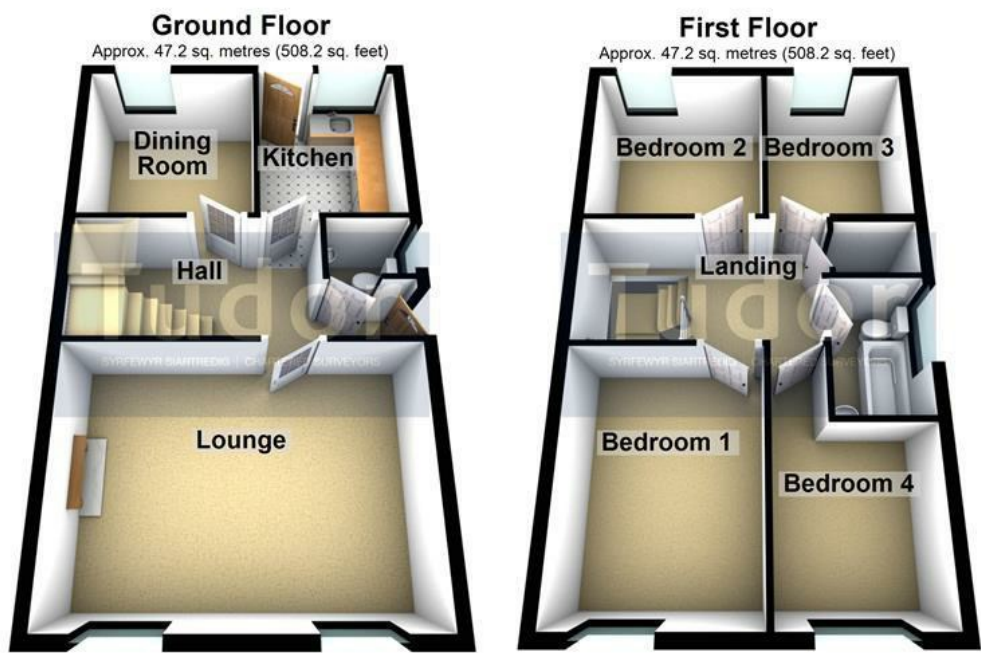
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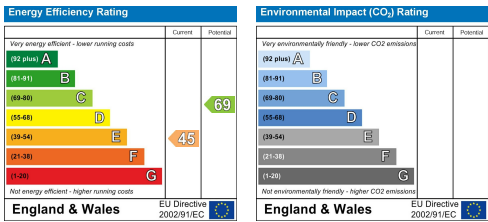
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Total area: approx. 94.4 sq. metres (1016.3 sq. feet)

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