

Tudor

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Gorlan, 1 Stad Ty Cerrig, Nefyn, LL53 6HL

£235,000

- Semi-Detached Residence
- Three Bedrooms
- Garden & Parking
- Small Residential Estate in Seaside Town
- Close to Amenities
- Double Glazing & Oil Central Heating



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Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this semi-detached residence located in a small residential estate in the centre of Nefyn, a picturesque seaside town on the north coast of the stunning Llyn Peninsula. Ideally located within walking distance of local amenities including a primary school, post office, convenience stores and a popular restaurant, the property offers both comfort and convenience. Just 1 mile from Morfa Nefyn, home to the renowned championship golf course, and only 7 miles from Pwllheli, the popular market town for the area.

Benefitting from double glazing and oil-fired central heating, the accommodation briefly comprises: Entrance Hall, Cloakroom, Open-Plan Kitchen/Diner with patio doors leading to the rear garden. On the first floor: Three Bedrooms & Bathroom. Easily maintained gravelled gardens with parking area to the front.

GROUND FLOOR

Entrance Hall

Storage cupboard. Stairs to first floor.

Cloak Room

Low level w.c. Washbasin. Door to:

Lounge 14'11 x 11'2 (4.55m x 3.40m)

Radiator.

Kitchen-Dining 21'6 x 10'10 (6.55m x 3.30m)

Kitchen units incorporating stainless steel sink unit. Oil boiler for central heating and hot water. Radiator. Patio door to rear garden.

FIRST FLOOR

Landing

Bedroom 1 11'10 x 12'5 (3.61m x 3.78m)

Radiator.

Bedroom 2 14'2 x 9'6 (4.32m x 2.90m)

Radiator.

Bedroom 3 9'4 x 9'1 (2.84m x 2.77m)

'L' shaped room. Radiator.

Bathroom 8'1 x 6'4 (2.46m x 1.93m)

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

OUTSIDE

Gravelled parking area to the front leading to easily maintained gravelled rear garden.

SERVICES

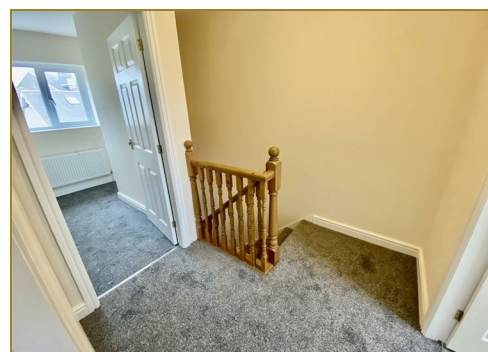
We understand that mains water, electricity and drainage are connected to the property. Privately supplied gas LPG for the estate. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

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

COUNCIL TAX

Band C



Tudor

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

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

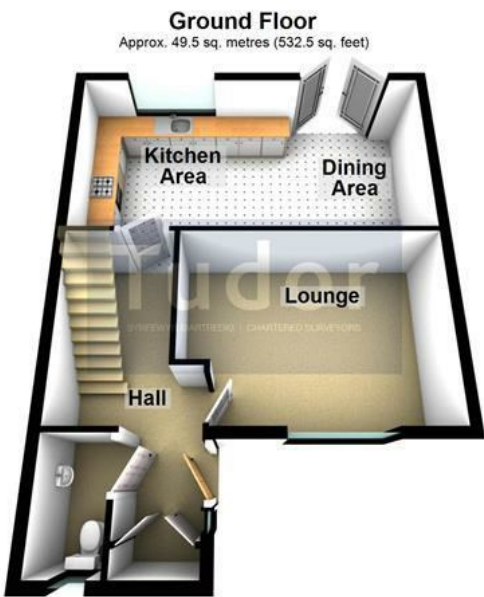
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Total area: approx. 94.1 sq. metres (1012.5 sq. feet)
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(32 plus) A		
(81-91) B			(21-31) B		
(69-80) C			(10-20) C		
(55-68) D			(5-9) D		
(39-54) E			(1-4) E		
(21-38) F			(1-4) F		
(1-20) G			(1-4) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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