

Tudor

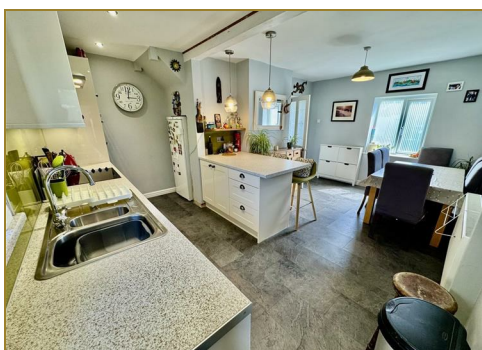
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
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22 Glan Y Pwll, Nefyn, LL53 6EH

Offers in the region of £192,000

- Semi-Detached Residence
- Spacious & Modern Accommodation
- Three Bedrooms & Loft Room
- Popular Residential Estate
- Close to Amenities, Beach & School
- Gardens & On-Street Parking



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CHAIN FREE Tudor Estate Agents & Chartered Surveyors are delighted to offer this modern semi-detached former local authority residence for sale, situated in this popular residential estate on the outskirts of Nefyn, in a convenient position to the amenities, school & beach. Also less than a 10 minute walk to Morfa Nefyn.

Nefyn is a popular seaside town which is located on the north coast of the glorious Llyn Peninsula and offers great amenities including restaurants & pubs, cafe and convenience store. Pwllheli the market town for the area is only about 7 miles.

The comfortable accommodation has been modernised & improved with the benefit of double glazing and oil central heating, briefly comprises of: Hall. Lounge with multi fuel stove. Open Plan Modern Kitchen-Diner. Rear Porch leading to Utility, Toilet & Store area. Three Bedrooms and Modern Shower Room. Loft Room (currently used as additional bedroom-office space). Gardens to front, side and rear. Viewing recommended.

GROUND FLOOR

Hall

Quarry tiled floor. Stairs to first floor.

Lounge 11'2 x 15'10 (3.40m x 4.83m)

Multi fuel stove set on slate hearth. Vertical radiator. Cupboard in alcove.

Open Plan Kitchen-Diner

Dining Area 10'8 x 11'0 (3.25m x 3.35m)

Radiator.

Kitchen 13'10 x 5'9 (4.22m x 1.75m)

Maximum measurements to under stairs area. Modern kitchen unit comprising one and a half bowl stainless steel sink unit. Induction Hob with extractor hood over. Double oven. Oil boiler for central heating and hot water. Outside door to:

Rear Porch

Outside door to rear garden. Leading to:

Utility/Store & Toilet 13'0 x 8'0 (3.96m x 2.44m)

Outside door to front.

FIRST FLOOR

Landing

Radiator. Fixed ladder style stairs to loft room.

Bedroom 11'11 x 8'8 (3.63m x 2.64m)

Maximum measurements to door recess. Radiator.

Rear Bedroom 7'11 x 8'5 (2.41m x 2.57m)

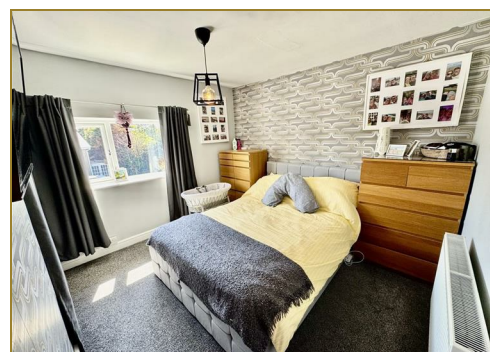
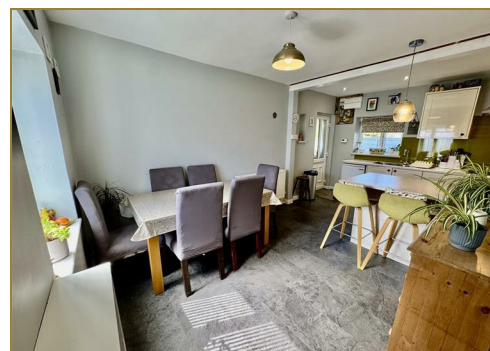
Radiator.

Bedroom 10'9 x 10'11 (3.28m x 3.33m)

Plus deep recess for wardrobe. Radiator.

Shower Room

Modern suite comprising walk-in shower cubicle. Low level w.c. Vanity washbasin. Towel radiator.



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

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LOFT ROOM 14'4 x 7'11 (4.37m x 2.41m)

Three velux rooflight. Door to loft store area. Eaves storage cupboards.

OUTSIDE

Gardens to front, side and rear. Garden shed. On street parking.

SERVICES

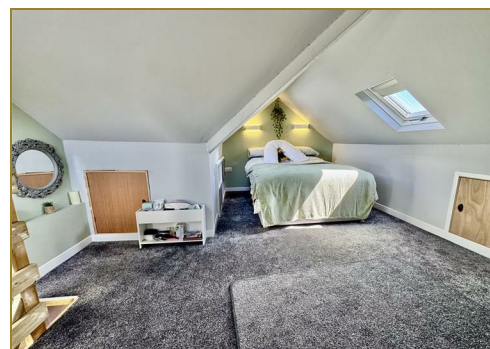
We understand that mains water, drainage and electricity are connected to the property. Oil for central heating and hot water. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

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

SPECIAL NOTE

Please note the property is to be sold subject to a Local Occupancy Section 157 Housing Act 1985. The restriction requires that a prospective purchaser must have lived or worked in Gwynedd for at least three years.



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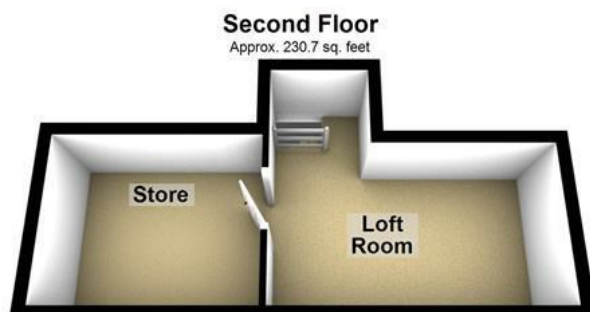
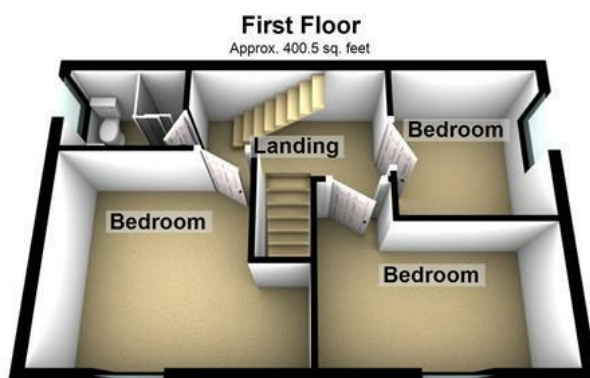
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Total area: approx. 1165.7 sq. feet

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(32 plus) A			
(21-31) B			
(13-20) C			
(9-12) D			
(6-8) E			
(3-5) F			
(1-2) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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