

Tudor

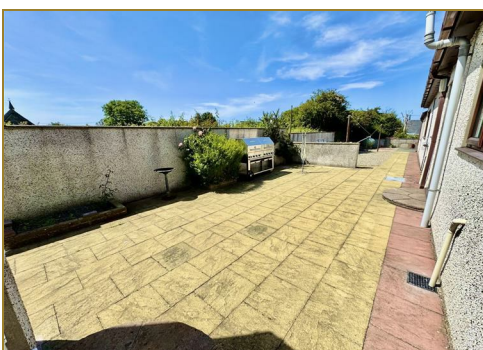
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chartered surveyors | estate agents | property managers



Maes Tirion, Lon Uchaf, Morfa Nefyn, LL53 6AL

£595,000

- Detached Dormer Bungalow
- Popular Seaside Village
- 5 Bedrooms & 2 Bathrooms
- Elevated Position
- Impressively Expansive Layout
- Easily Maintained Gardens with Ample Parking



Maes Tirion Lon Uchaf, Morfa Nefyn, LL53 6AL

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this detached dormer residence, located in an elevated but convenient position in Morfa Nefyn, a small seaside village on the north side of the glorious Llyn Peninsula. The property is within walking distance for the beach and championship golf course. Pwllheli, the market town for the area, is only about 7 miles and boasts excellent amenities.

This impressively spacious property offers generous accommodation throughout, making it perfect for comfortable living. Thoughtfully designed, the interior boasts expansive living areas with well-proportioned rooms and briefly comprises of the following: - Porch. Hall. Lounge. Dining Room. Conservatory. Kitchen & Utility. Three Spacious Bedrooms. Shower Room. Family Bathroom - All on the ground floor. On the first floor the gallery landing leads you to an additional Two Bedrooms and a further Two Rooms, presently used for storage with great scope to expand the accommodation. Easily Maintained Gardens with Ample Parking.

The property has been granted planning permission for a two storey extension to garage. Planning registration number: C22/1170/42/DT. Further details available upon request.

Viewing Highly Recommended.

GROUND FLOOR

Porch

Hall

Stairs to first floor. Wood effect herringbone tiles. Radiator.

Lounge 14'5 x 20'4 (4.39m x 6.20m)

Two radiators. Living flame gas fire (lpg). Door to:

Dining Room 10'1 x 10'1 (3.07m x 3.07m)

Radiator.

Conservatory

Radiator. Tiled floor. Patio doors to rear garden.

Kitchen 15'3 x 10'8 (4.65m x 3.25m)

Fitted kitchen incorporating sink unit. Gas hobs. Oven & Grill. Breakfast unit. Tiled floor. Opening to:

Utility 14'3 x 10'0 (4.34m x 3.05m)

Radiator. Plumbing for washing machine. Sink unit. Oil boiler.

Inner Hall

Airing cupboard with radiator.

Store Room 3'6 x 10'1 (1.07m x 3.07m)

Bedroom 2 14'10 x 10'1 (4.52m x 3.07m)

Radiator.

Shower Room 7'6 x 5'7 (2.29m x 1.70m)

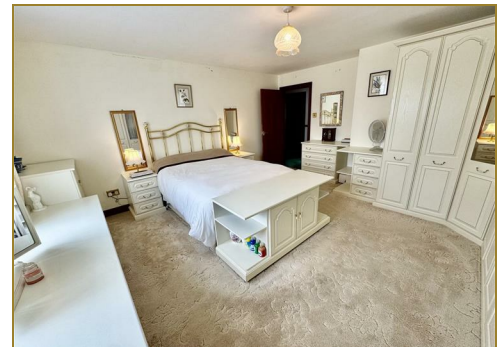
Low level w.c. Vanity washbasin. Corner shower cubicle. Tiled walls.

Bedroom 1 14'9 x 15'8 (4.50m x 4.78m)

Fitted wardrobes.

Bathroom 10'5 x 10'0 (3.18m x 3.05m)

Shower cubicle. Corner bath. Low level w.c. Bidet. Pedestal washbasin. Radiator.



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Bedroom 3 10'9 x 12'8 (3.28m x 3.86m)

Radiator.

FIRST FLOOR

Gallery Landing

Velux roof light.

Bedroom 11'7 x 13'8 (3.53m x 4.17m)

Eaves storage.

Store Room with Potential

Inner Landing

Bedroom

Store Room with Potential

Three velux roof lights.

OUTSIDE

Easily maintained gardens with ample parking areas.

Garage 10'0 x 17'4 (3.05m x 5.28m)

Up and over door. Door to:

Workshop 10'8 x 17'6 (3.25m x 5.33m)

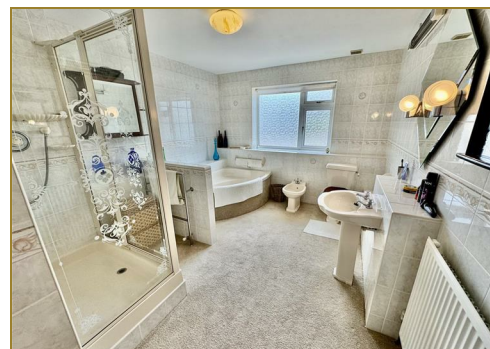
Sink unit.

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.

TENURE

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



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

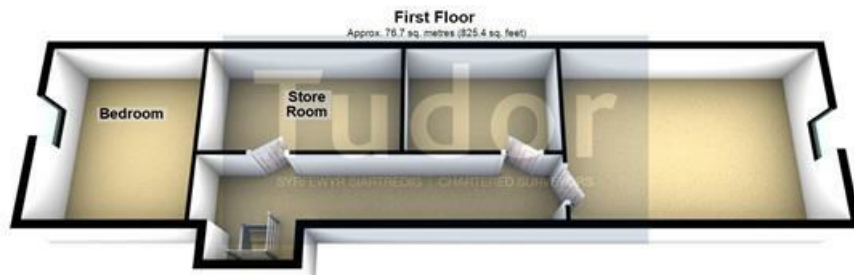
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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Total area: approx. 297.1 sq. metres (3197.5 sq. feet)

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Plan produced using PlanIt3D.



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