

# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



## Gelli, 11 Barcyttun Estate, Morfa Nefyn, LL53 6AT

**Open to offers £280,000**

- Detached Bungalow
- Convenient Position for Amenities & Beach
- Double Glazing & Central Heating
- Seaside Village
- Three Bedrooms
- Parking, Garage, Utility & Gardens



# Gelli, 11 Barcyttun Estate, Morfa Nefyn, LL53 6AT

\*PRESENTLY USED FOR HOLIDAY LETTING\* Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this spacious detached bungalow residence, situated in a convenient position in Morfa Nefyn, a small seaside village on the north coast of the Lleyn Peninsula. The property is within walking distance of the amenities including beach and championship golf course.

Pwllheli, the market town for the area, is only about 7 miles and boasts excellent amenities including the marina. The comfortable accommodation has been modernised and improved, has the benefit of double glazing and central heating and briefly comprises:- Porch. Hall. Lounge. Kitchen-Diner opening to a conservatory. Three bedrooms. Bathroom. Garage. Workshop/utility. Ample parking and gardens to the front, side and rear.

## Porch

UPVC double glazed door.

## Hall

Upvc double glazed door. Radiator.

## Lounge 13'9 x 11'7 (4.19m x 3.53m)

Radiator.

## Inner Hall

## Kitchen/Diner 9'11 x 22'3 (3.02m x 6.78m)

Fitted units incorporating single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine. Two radiators. Storage/airing cupboard with pre-lagged cylinder. Door to:



## Conservatory

With outside door to rear.

## Bedroom 10'11 x 6'11 (3.33m x 2.11m)

Radiator.



## Bathroom 8'1 x 6'11 (2.46m x 2.11m)

Maximum measurements to door recess. White suite including low level w.c. Radiator/towel warmer. Panelled bath with shower over. Cupboard with radiator.

## Bedroom 12'11 x 12'10 (3.94m x 3.91m)

Radiator.



## Bedroom 12'11 x 11'0 (3.94m x 3.35m)

Radiator.

## OUTSIDE

Parking area. Gardens.

## Garage 9'9 x 24'6 (2.97m x 7.47m)

Up and over door. Door to:

## Workshop/Utility 13'3 x 7'6 (4.04m x 2.29m)

## 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.



# Tudor

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From Pwllheli proceed north west on the A497. At the Byncynan roundabout proceed straight on (B4412). Enter Morfa Nefyn and at the crossroads in the centre of the village turn left. Take the next left turning onto Lon Cyttuon and Gelli is then on the right. O.S. Ref SH 286-402. Sat Nav Ref LL53 6AT.

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



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