

Tudor

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



Ty Pen, 1 Fron Terrace Y Fron, Nefyn, LL53 6HU

£149,000

- End of Terrace Cottage
- Convenient for Amenities & Beach
- Gardens to Front with Parking
- Outskirts of Seaside Town
- Two Bedrooms & Loft Room
- Viewing Recommended



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Tudor Estate Agents & Chartered Surveyors are delighted to offer this end of terrace cottage for sale, situated in peaceful location on the outskirts of Nefyn but is within walking distance of the amenities which offers a great choice, including convenience stores, chemist/doctor surgery, pubs/restaurants and primary school. The property is only a 10 minute walk to the sandy beach at Nefyn.

Nefyn is a small seaside town located on the North coast of the glorious Llyn Peninsula and is only about 2 miles from the championship golf course at Morfa Nefyn and about 7 miles from Pwllheli, the market town for the Llyn Peninsula.

The comfortable accommodation briefly comprises the following:- Lounge/Diner. Kitchen with under stairs cupboard providing space for washing machine & fridge. On the first floor: Two Bedrooms and Bathroom with ladder style stairs to Loft Room. Easily Maintained Front Garden with Parking.

The contents are available at a price to be agreed.

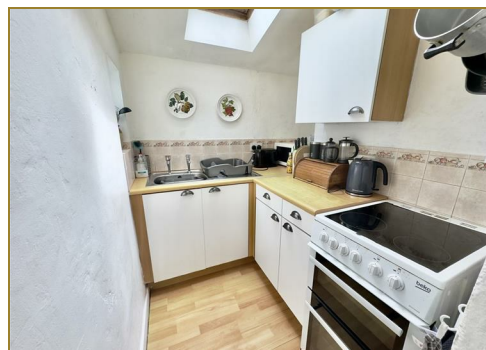
GROUND FLOOR

Lounge 15'4 x 18'1 (4.67m x 5.51m)

Maximum measurements 'L' shaped room. UPVC front door. Attractive stone surround fireplace with multi fuel stove. Stairs to first floor with under stairs cupboard with plumbing for washing machine and space for fridge. Wall mounted electric heater.

Kitchen 4'10 x 6'4 (1.47m x 1.93m)

Kitchen units incorporating single drainer stainless steel sink unit. Space for oven.



FIRST FLOOR

Landing

Ladder style stairs to loft (can be adjusted to provide space).

Rear Bedroom 7'0 x 7'1 (2.13m x 2.16m)

Window seat.

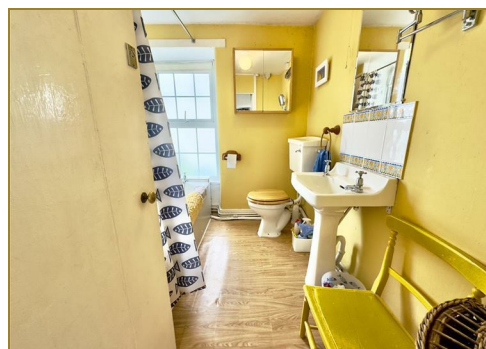


Front Bedroom 7'8 x 10'7 (2.34m x 3.23m)

Electric wall mounted heater.

Bathroom 6'4 x 7'3 (1.93m x 2.21m)

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



LOFT ROOM 14'6 x 8'7 (4.42m x 2.62m)

Dormer window with sea view in the distance. Open beams.

OUTSIDE

Easily maintained front garden with space for parking. 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.

TENURE

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

COUNCIL TAX

For the purposes of Article 4, the property is classed as Second Home.



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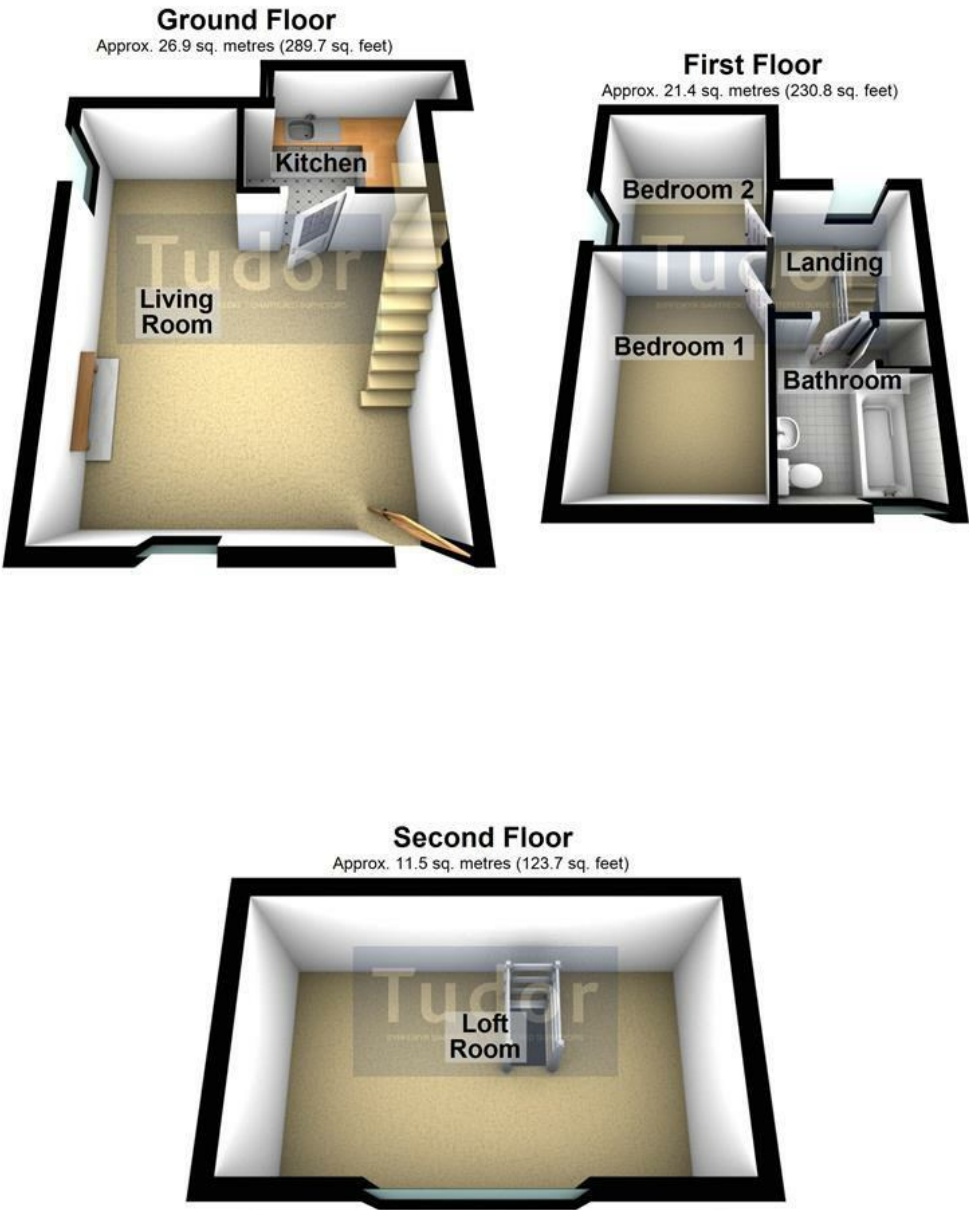
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Total area: approx. 59.9 sq. metres (644.3 sq. feet)

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Plan produced using PlanUp.

From Pwllheli proceed north west on the A497. Pass through Efailnewydd and then at the Bryn Cynan roundabout turn right and proceed into Nefyn. At the mini roundabout in the centre of the town turn right onto Stryd Y Plas and pass the old Chapel. Take the next right turning and proceed along the road, passing the first row of terraces on the right, Ty Pen is then the first end of terrace on the right. O.S. Ref: SH 309-403. Sat Nav Ref: LL53 6HU

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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