Tudor

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13 Llwyn Gwalch Estate, Morfa Nefyn, LL53 6DE

Guide price £275,000

- End of Terrace of Three
- Popular Residential Area
- Attractive Patio Garden & Garage
- Close to Beach & Golf
- Modernised & Improved
- Spacious Living Accommodation with 3 Bedrooms







13 Llwyn Gwalch Estate, Morfa Nefyn, LL53 6DE

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this end of terrace residence in a block of three, situated in a popular residential area within walking distance of the village amenities and beach.
Morfa Nefyn is a seaside village located on the North coast of the glorious Llyn Peninsula and boasts excellent amenities including the championship golf course and the Ty Coch at Porthdinllaen close by.
The surprisingly spacious accommodation is attractively decorated and briefly comprises of the following: Hall. Cloak room. Kitchen. Open plan lounge-diner with attractive bi-fold doors opening to deck area. On the first floor: Three bedrooms. Family Bathroom. Enclosed rear garden with lawn and deck. Front paved patio with side foot access (right of way). Garage in separate block. Communal car parking areas.









GROUND FLOOR

Hall
Night storage heater. Stairs to first floor. Under stairs cupboard.

Cloak Room 3'6 x 5'8 (1.07m x 1.73m)
Vanity washbasin and low level w.c.

Kitchen 11'0 x 7'11 (3.35m x 2.41m)
Modern kitchen units with single drainer stainless steel sink unit. Oven and grill with induction hob and filter hood over. Plumbing for washing machine. Integral fridge freezer. Dishwasher.

Open Plan Lounge-Diner 21'3 x 12'11 (6.48m x 3.94m)
Maximum measurements 'L' shaped room. Attractive bi-fold doors opening to deck garden. Wall mounted electric fire.

FIRST FLOOR

Landing

Bedroom 1 11'1 x 12'1 (3.38m x 3.68m)
Wall mounted heater.

Bedroom 2 9'10 x 9'0 (3.00m x 2.74m)
Wall mounted heater.

Bedroom 3 (Front) 8'7 x 8'10 (2.62m x 2.69m)
Wall mounted heater.

Bathroom 9'9 x 5'9 (2.97m x 1.75m)
Panelled bath with central taps. Low level w.c. Vanity washbasin. Corner shower cubicle. Towel radiator. Storage cupboard with hot water cylinder.

OUTSIDE
Paved front garden leading to pavement. Deck and lawn rear garden with side foot access by right of way.

Garage
Up and over door. In block of three, adjacent to No.13.

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SERVICES
We understand that mains water, electricity and drainage 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.

Gwynedd Council Tax
Band: D

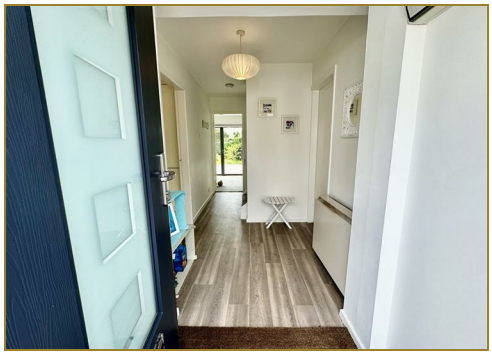












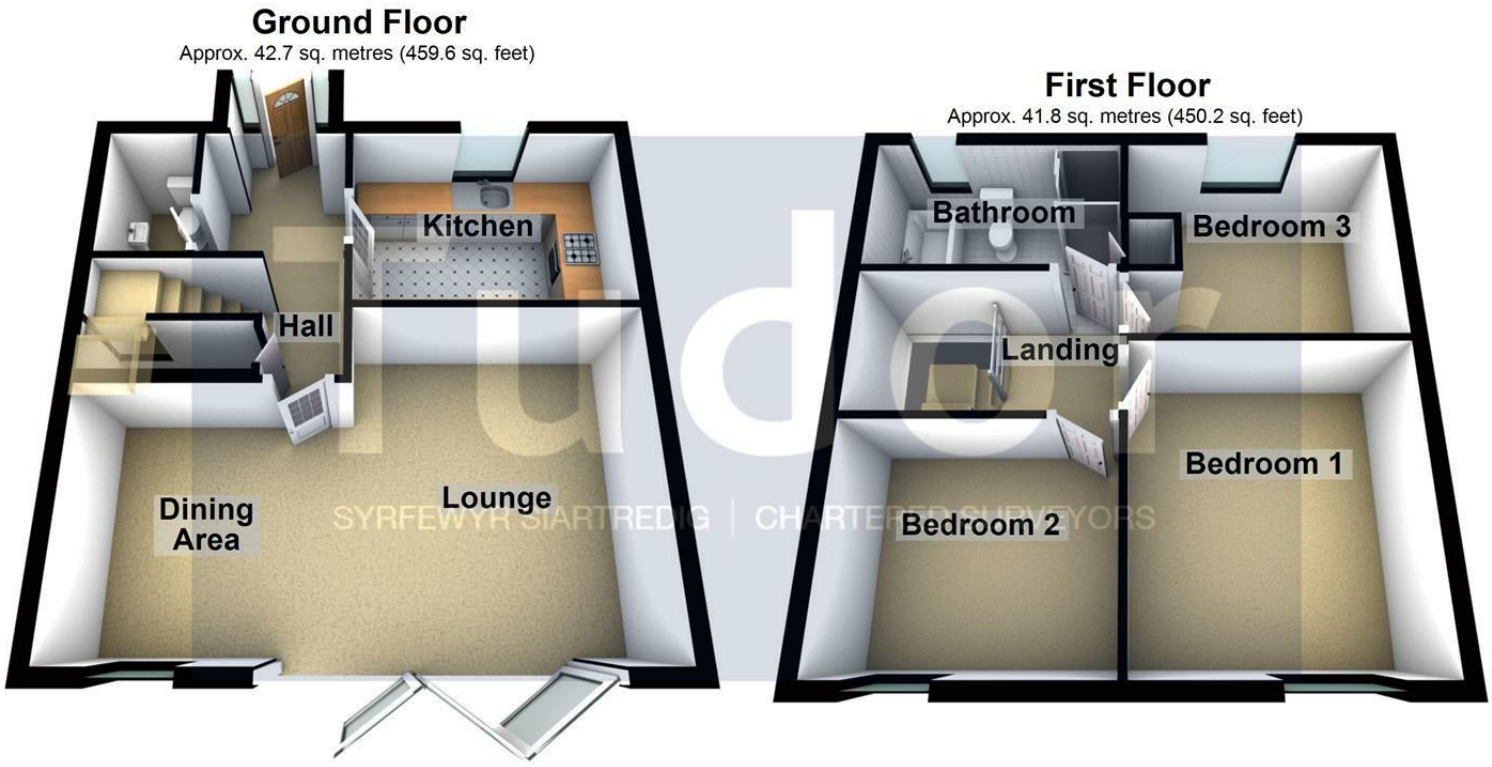


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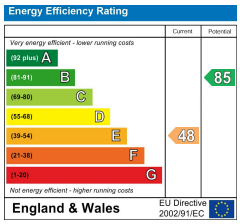
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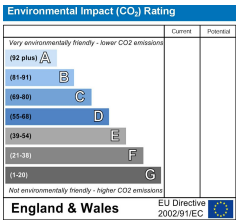


Total area: approx. 84.5 sq. metres (909.9 sq. feet)

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13/LlwynGwalch, Morfa Nefyn, Pwllheli





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