Tudor

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Fernlea, Stryd Y Ffynnon, Nefyn, LL53 6HW

Reduced to £125,000

- Inner Terrace Cottage
- Seaside Town
- Two Bedrooms & Attic Room
- Convenient Position
- Close to Amenities
- Rear Garden

Fernlea Stryd Y Ffynnon, Nefyn, LL53 6HW

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this inner terrace residence, situated in a convenient position in the centre of the town and is within walking distance of the amenities. Nefyn is a small seaside town situated on the north coast of the glorious Llyn Peninsula and is only about two miles from the championship golf course at Morfa Nefyn and about seven miles from Pwllheli the market town for the area.
The comfortable accommodation briefly comprises of the following: -
Open plan lounge/diner. Kitchen. Bathroom. Two bedrooms. Attic room. Rear garden with shed/utility.

GROUND FLOOR

Open Plan Lounge/Diner 12'10 x 19'0 (3.91m x 5.79m)
UPVC double glazed front door. Two night storage heaters. Stairs to first floor. Under stairs storage. Opening to:

Kitchen 12'4 x 8'6 (3.76m x 2.59m)
Kitchen units incorporating single drainer stainless steel sink unit. Integral fridge and freezer. Oven and hobs. Old feature Rayburn. UPVC double glazed outside door to rear.

FIRST FLOOR

Landing
Steep fixed stairs to attic room.

Bathroom 6'4 x 10'5 (1.93m x 3.18m)
Panelled bath with electric shower over. Low level w.c. Pedestal washbasin. Part tiled walls. Cylinder cupboard.

Rear Bedroom 7'8 x 9'5 (2.34m x 2.87m)
Night storage heater.

Front Bedroom 12'10 x 9'5 (3.91m x 2.87m)
Night storage heater.

ATTIC ROOM 11'7 x 12'8 (3.53m x 3.86m)
Limited headroom at eaves. Dormer window at rear with views of the sea in the distance.

OUTSIDE
Steps up to rear garden with two garden sheds - one used as utility with plumbing for washing machine.

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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA
T: 01758 701 100
E: info@huwtudor.co.uk
www.huwtudor.co.uk

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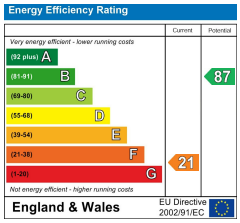
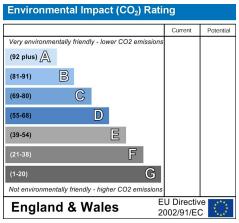
SERVICES

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.





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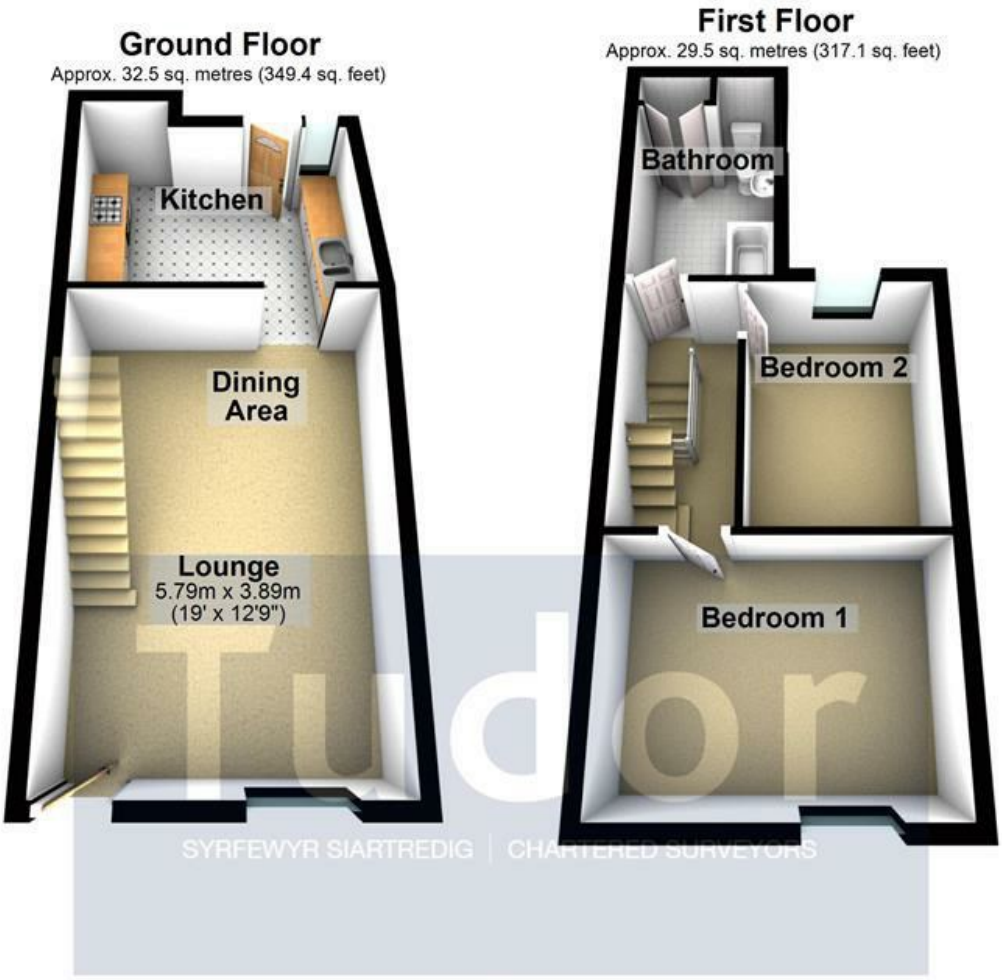

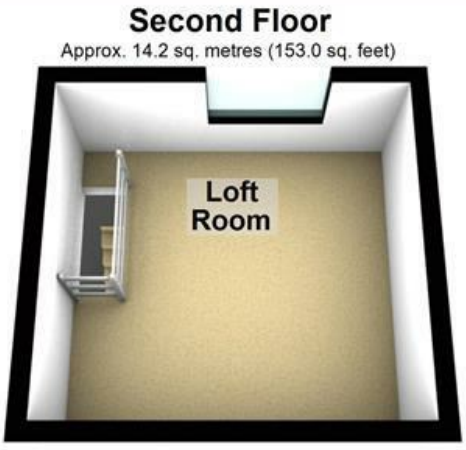

Total area: approx. 76.1 sq. metres (819.5 sq. feet)

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Plan produced using PlanUp.

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