

Tudor

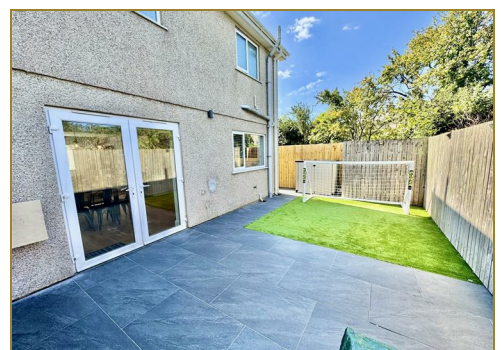
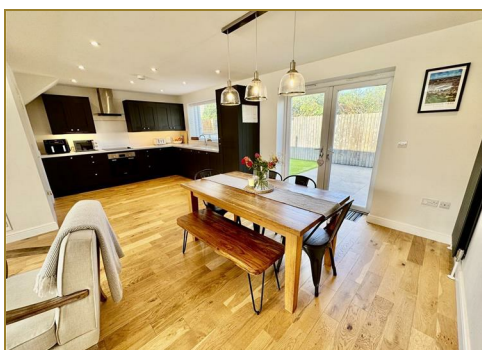
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chartered surveyors | estate agents | property managers



Brithdir Stad Ty Cerrig, Nefyn, LL53 6HL

£239,950

- Semi-Detached Residence
- Close to Amenities
- Double Glazing & Oil Central Heating
- Small Residential Estate in Seaside Town
- Modern Accommodation - Three Bedrooms
- Garden & Parking



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Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this well-presented semi-detached residence located in a small residential estate in the centre of Nefyn, a picturesque seaside town on the north coast of the stunning Llyn Peninsula. Ideally located within walking distance of local amenities including a primary school, post office, convenience stores and a popular restaurant, the property offers both comfort and convenience. Just 1 mile from Morfa Nefyn, home to the renowned championship golf course, and only 7 miles from Pwllheli, the popular market town for the area.

The house has been thoughtfully modernised and now features a stylish open-plan living/dining/kitchen, creating a bright and sociable space ideal for contemporary living. Benefitting from double glazing and oil-fired central heating, the accommodation briefly comprises: Entrance Hall, Cloakroom, Open-Plan Kitchen/Diner with patio doors leading to the rear garden, Three Bedrooms & Shower Room. The property offers a gravelled parking area to the front and a rear garden perfect for relaxing or entertaining.

GROUND FLOOR

Hall

Stairs to first floor. Radiator. Storage cupboard. Oil boiler for central heating and hot water.

Cloak Room

Low level w.c. Washbasin. Plumbing for washing machine.

Open Plan Lounge-Diner-Kitchen 21'6 x 22'6 (6.55m x 6.86m)

'L' shaped room. Vertical radiator. Radiator. Patio doors to rear garden. Modern fitted kitchen with oven and hobs and extractor hood over. Sink unit. Integral fridge and freezer. Dishwasher.

FIRST FLOOR

Landing

Shower Room

Modern shower room with walk-in shower cubicle. Washbasin. Low level w.c. Towel radiator.

Bedroom 1 (Front)

Radiator.

Bedroom 2 (Rear)

Radiator.

Bedroom 3 (Front)

'L' shaped room. Radiator.

OUTSIDE

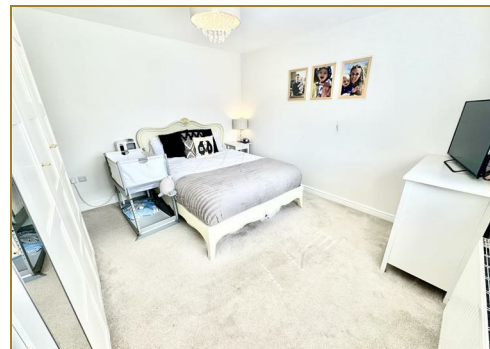
Gravelled parking area and patio to the front. Side access to rear patio garden with artificial grass.

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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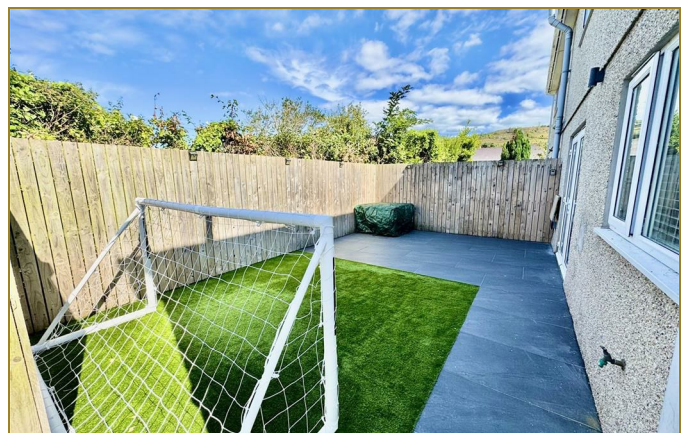
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