

Tudor

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Pant Teg, 10 Stad Y Bryn, Morfa Nefyn, LL53 6DD

£790 Per calendar month

- Garage linked Bungalow
- Convenient for Beach & Golf
- Garden, Parking & Garage
- Small Residential Estate
- Oil Central Heating
- Deposit £800



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This garage linked bungalow is situated in a popular position within walking distance of the village amenities. Morfa Nefyn is situated on the North coast of the Llyn Peninsula and boasts excellent amenities including the beach and championship golf course. Pwllheli, the market town for the area, is only about 7 miles. The accommodation briefly comprises:- Hall. Lounge/dining. Kitchen. Rear porch. Three bedrooms. New modern bathroom suite. Garden. Garage/utility. Parking. The property benefits from Double Glazing & Oil Central Heating. Deposit £800 - The rent is to include the upkeep of the garden maintenance.

GROUND FLOOR

HALL

UPVC double glazed front door.

OPEN PLAN LOUNGE / DINING

LOUNGE AREA 13'1" x 13'0" (3.99 x 3.96)

Radiator. Fireplace. Corner TV plinth with video recess.

DINING AREA 8'9" x 9'7" (2.67 x 2.92)

Radiator. Hatch to kitchen.

KITCHEN 8'5" x 9'3" (2.57 x 2.82)

Fitted units incorporating single drainer stainless steel sink unit with mixer tap. Radiator.

REAR PORCH 8'5" x 4'10" (2.57 x 1.47)

Plumbing for washing machine. Single glazed outside door.

BATHROOM

Pedestal wash basin. Panelled bath with electric shower over.

TOILET

Low level W.C.

BEDROOM 1 10'5" x 14'3" (3.18 x 4.34)

Radiator.

BEDROOM 2 11'6" x 8'0" (3.51 x 2.44)

Radiator.

BEDROOM 3 9'7" x 9'6" (2.92 x 2.90)

Radiator.

OUTSIDE

Outside parking area. Gardens.

GARAGE 10'3" x 17'5" (3.12 x 5.31)

With up and over door and oil tank and boiler for central heating and hot water. Door to:-

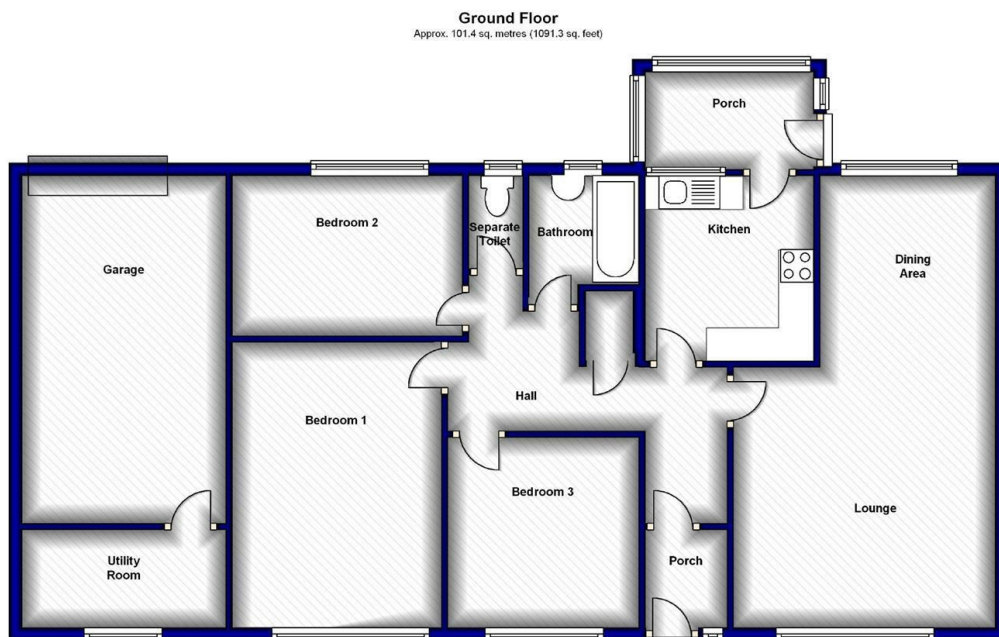
UTILITY 10'3" x 5'9" (3.12 x 1.75)

SERVICES

We understand that mains water, electricity and drainage are connected to the property. Oil central heating.

TENURE

We understand that the property is freehold with vacant possession available on completion. Please note that this property is of fabricated construction.



Total area: approx. 101.4 sq. metres (1091.3 sq. feet)

From Pwllheli proceed North-West on the A497. At the Bryn Cynan roundabout proceed straight on onto the B4412. At the crossroads in the centre of Morfa Nefyn turn right, signposted to Nefyn. Stâd Y Bryn is on the left hand side. Enter the estate and Pant Teg is the first property on the left. O.S Ref: SH 289-403. Sat Nav Ref:- LL53 6DD



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