

Tudor

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



3 Stryd Y Felin, Nefyn, LL53 6LE

£99,950

- Inner Terrace Cottage
- Convenient for Amenities
- Two Bedrooms
- Popular Seaside Town
- Ripe for Refurbishment
- Rear Garden



3 Stryd Y Felin, Nefyn, LL53 6LE

Tudor Estate Agents & Chartered Surveyors are pleased to offer this project property for sale. This inner terrace cottage is situated in this small seaside town and is within walking distance of the amenities.

Nefyn is located on the North coast of the Llyn Peninsula and is only about 2 miles from the Championship golf course at Morfa Nefyn. Pwllheli, the market town for the area, is only about 7 miles.

The cottage offers great potential and is ripe for refurbishment and briefly comprises the following:- Porch. Lounge. Kitchen. Garden Room. Bathroom. Two Bedrooms. Rear Garden with potential.

GROUND FLOOR

Porch

Lounge 12'8 x 14'11 maximum (3.86m x 4.55m maximum)

Fireplace. Open beams. Stairs to first floor. Under stairs cupboard. Electric radiator (condition unknown) Opening to:

Kitchen 8'3 x 11'6 (2.51m x 3.51m)

Outside door. Single drainer stainless steel sink unit. Door to:

Rear Sun Room 6'0 x 7'9 average (1.83m x 2.36m average)

Outside door to rear garden.



FIRST FLOOR

Landing

Airing cupboard with pre lagged cylinder.

Front Bedroom 12'10 x 8'5 (3.91m x 2.57m)

Shower Room

Shower tray. Washbasin. Electric radiator. Low level W.C

Rear Bedroom 8'3 x 12'9 (2.51m x 3.89m)



OUTSIDE

Rear garden (overgrown).

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.



Tudor

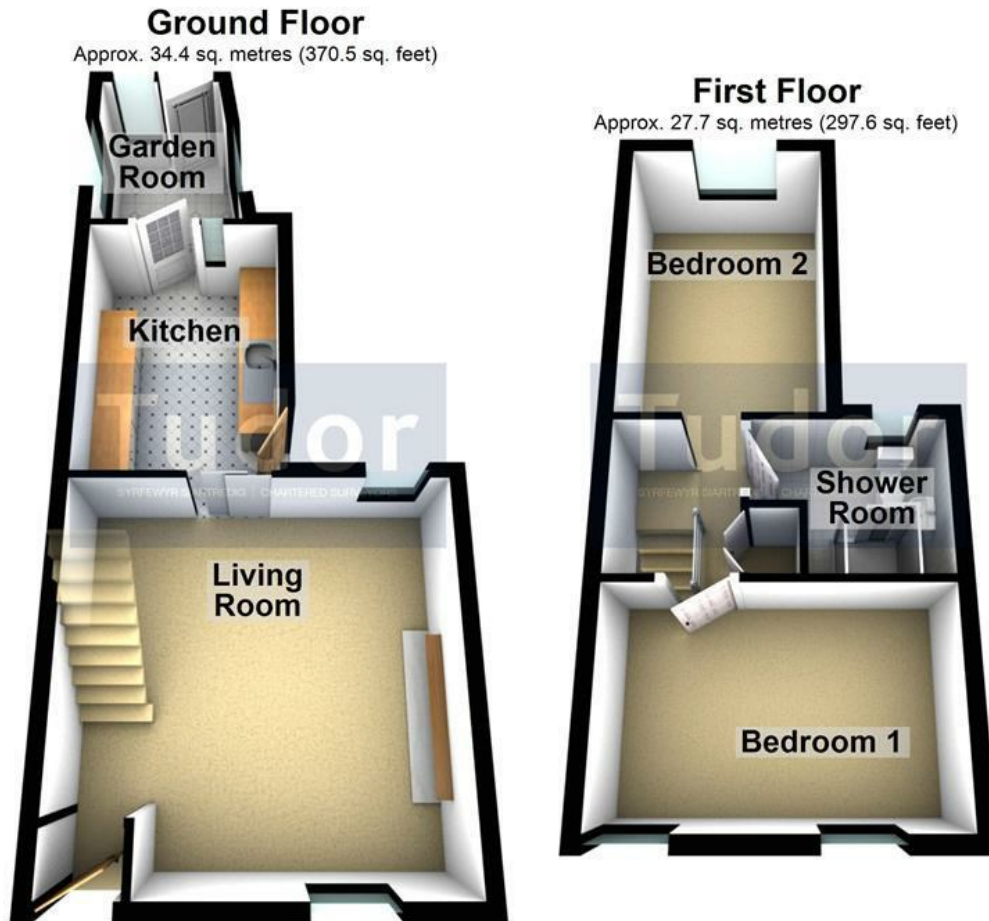
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

3 Stryd Y Felin, Nefyn, LL53 6LE



Total area: approx. 62.1 sq. metres (668.1 sq. feet)

Copyright Tudor Chartered Surveyors & Estate Agents. For room identification only.
Plan produced using PlanUp.

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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk