

# Tudor

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



## 2 Holborn Court, Nefyn, LL53 6HB

**£175,000**

- Detached Bungalow
- Spacious Accommodation
- Oil Central Heating
- Ripe for Renovation
- Three Bedrooms
- Gardens, Garage & Parking





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We are acting in the sale of the above property and have received an offer of £172,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Tudor Estate Agents & Chartered Surveyors offer for sale this spacious detached bungalow which is ripe for renovation. Located in a convenient position on the outskirts of Nefyn, a popular seaside town on the north coast of the glorious Llyn Peninsula. The property is within a short walk of the variety of amenities the town has to offer.

Nefyn is located on the north coast of the glorious Llyn Peninsula and is only 1 mile from Morfa Mefyn with the championship golf course and the world famous Ty Coch at Porthdinllaen close by. Pwllheli the market town for the area is only about 7 miles. The accommodation presently comprises of: Entrance Porch. Hall. Lounge with Dining Area. Kitchen. Utility. Three bedrooms, one with dressing room. Bathroom. Garage. Parking with garden to front and rear.

Gwynedd Council Tax Band: E

**Entrance Porch 11'3 x 6'6 (3.43m x 1.98m)**

**Hall**

**Lounge/Dining 20'6 x 14'4 (6.25m x 4.37m)**

**Bedroom 10'0 x 13'1 (3.05m x 3.99m)**

**Dressing Room 10'0 x 5'0 (3.05m x 1.52m)**

**Kitchen 12'8 x 8'3 (3.86m x 2.51m)**

**Utility Room 5'2 x 4'10 (1.57m x 1.47m)**

**Bedroom 11'11 x 10'3 (3.63m x 3.12m)**

**Rear Bedroom 11'3 x 12'2 (3.43m x 3.71m)**

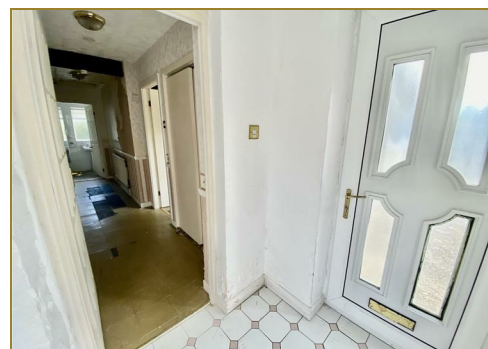
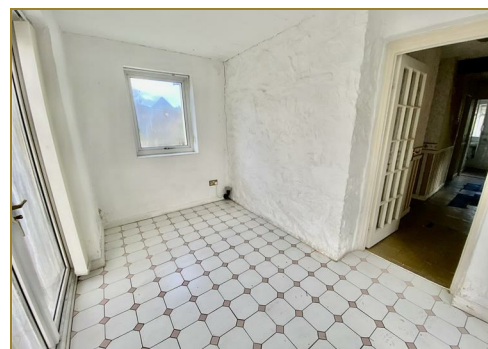
**Bathroom 7'7 x 5'1 (2.31m x 1.55m)**

## SERVICES

We understand that mains water, electricity, and drainage are connected to the property. Oil boiler for central heating and hot water (tank located at the rear). 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

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Total area: approx. 1130.7 sq. feet

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Plan produced using PlanUp.

2 Holborn Court, Nefyn

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(32 plus) A	
(81-91) B		(21-31) B	
(69-80) C		(10-20) C	
(55-68) D		(5-9) D	
(39-54) E		(1-4) E	
(21-38) F		(1-4) F	
(1-20) G		(1-4) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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