

Tudor

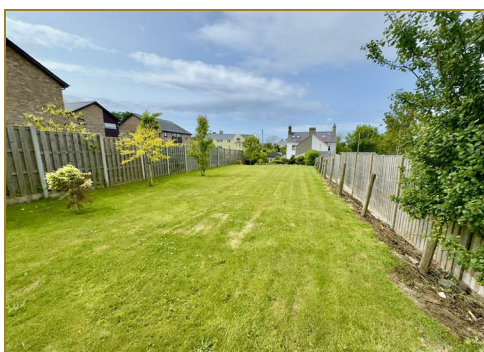
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chartered surveyors | estate agents | property managers



Angorfa, Lon Uchaf, Morfa Nefyn, LL53 6AD

£290,000

- Semi-Detached Residence
- Popular Seaside Village
- Ample Parking & Extensive Large Gardens
- Convenient for Amenities, Beach & Golf
- 2 Bedrooms, Loft Bedroom & 2 Bathrooms
- Modernised & Improved



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Tudor Estate Agents & Chartered Surveyors are delighted to offer this semi detached residence for sale, situated in a popular residential area on the outskirts of Morfa Nefyn, a seaside village located on the north coast of the Llyn Peninsula. The property is only about a 15 minute walk from the glorious sandy beach and the championship golf course at Morfa Nefyn. Pwllheli the market town for the area is only about 7 miles and boasts excellent amenities including leisure centre and marina.

Angorfa has been modernised & improved to provide comfortable spacious accommodation and briefly comprises: of Lounge. Kitchen-Dining. Rear Porch. Shower Room/Utility. Two Bedrooms & Bathroom. Loft Bedroom. Drive & Ample Parking. Attractive Landscaped Extensive Large Rear Garden with Summerhouse.
Viewing recommended to be truly appreciated.

GROUND FLOOR

Living Room 11'11" x 8'10" x 10'9" x 9'4" (3.63m x 2.69m x 3.28m x 2.84m)

Stairs to first floor. Multi fuel stove. Two Modern Efficient Electric Radiators. Under stairs cupboard. Opening to:

Kitchen/Dining 10'9" x 11'6" (3.28 x 3.51)

Modern fitted kitchen units incorporating double drainer stainless steel sink unit with mixer tap. Double oven. Dishwasher. Ceramic hob with extractor hood over. Modern Efficient Electric Radiator.

Rear Porch

Space for fridge freezer. UPVC stable style outside door. Door to:

Shower Room/Utility

Modern shower room with walk-in shower. Low level w.c. Unit with single drainer stainless steel sink unit. Plumbing for washing machine. Electric towel radiator.

FIRST FLOOR

Landing

Rear Bedroom 8'10 x 10'6 (2.69m x 3.20m)

Modern Efficient Electric Radiator.

Bathroom 10'4 x 9'10 (3.15m x 3.00m)

Modern suite comprising L panelled bath with shower over. Vanity washbasin. Low level w.c. Towel radiator. Storage cupboard.

Front Bedroom 16'4" x 9'2" (4.98 x 2.79)

Maximum measurements. Modern Efficient Electric Radiator.

Loft Bedroom 9'2 x 6'8 (2.79m x 2.03m)

Two Velux roof lights. Eaves storage area and Box Room for storage.

OUTSIDE

Drive with Ample Parking Area. Large landscaped rear garden with lawn and seating area. Summerhouse.



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

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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.

COUNCIL TAX

For the purposes of Article 4, the property is classed as Second Home.



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From Pwllheli proceed in a north west on the A497, pass through Efailnewydd and straight on at the Bryn Cynan roundabout onto the B4412. Enter Morfa Nefyn and Angorfa is then on the left hand side just before Plas Madryn. OS Reference :- SH 292-399. Satellite Navigation Reference: - LL53 6AD.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	84	(92 plus) A	C
(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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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