

Tudor

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Mon Abri Lon Yr Eglwys, Morfa Nefyn, LL53 6AR Reduced to £215,000

- Detached Bungalow
- Seaside Village
- D.G. & Oil Fired C.H
- Popular Residential Area
- Three Bedrooms
- Gardens, Parking & Garage



Mon Abri Lon Yr Eglwys, Morfa Nefyn, LL53 6AR

This detached bungalow is situated in a popular residential area in Morfa Nefyn, a small seaside village on the north coast of the glorious Llyn Peninsula.

The property is within walking distance of the shops, village amenities, beach and the championship golf course. Pwllheli the market town for the area is only about 7 miles and boasts excellent amenities including leisure centre and the award winning marina.

The accommodation briefly comprises of the following: -

Hall. Lounge. Sun room. Dining room. Kitchen. Utility. Three bedrooms. Bathroom. Garage. Front and rear gardens. Parking.

Covered External Veranda

With tiled floor.

Front Porch

Tiled floor. UPVC double glazed door. UPVC double glazed window. UPVC double glazed door to:

Hallway

Radiator. Door to:

Lounge 10'11" x 19'11" (3.33 x 6.07)

Tiled surround fireplace. Two radiators. Hatch to dining room. Two wall lights. Sliding door to:



Sun Room 8'11" x 10'1" (2.72 x 3.07)

Double glazed patio doors to rear garden and patio area. Double radiator. Two wall lights. Skylight.

Inner Hallway

Dining Room 8'11" x 10'0" (2.72 x 3.05)

Double radiator. Hatch to lounge. Wall mounted cupboards. Cylinder cupboard with jacketed cylinder. Arched opening to:



Kitchen 10'0" x 10'1" (3.05 x 3.07)

Fitted kitchen units with tiled worktops. White one a half bowl single drainer sink unit with mixer tap. Integral oven and microwave. Ceramic hobs. Integral freezer and fridge. Plumbing for dishwasher. Outside door to:



Covered Rear Porch

Door to:

Utility Room 7'5" x 6'1" (2.26 x 1.85)

Plumbing for washing machine.

Bathroom 5'1" x 7'11" (1.55 x 2.41)

Coloured suite comprising pedestal washbasin. Panelled bath with grab handles, mixer tap and shower attachment. Low level W.C. Radiator. Part tiled walls. Shaver point. Radiant wall heater.



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Bedroom 1 (Rear) 10'11" x 11'5" (3.33 x 3.48)

Maximum measurements. Radiator. Pedestal washbasin. Shower cubicle with electric throughflow heater. Built in wardrobe with dressing table recess.

Bedroom 2 (Front) 10'11" x 11'7" (3.33 x 3.53)

Radiator. Built in wardrobes and cupboards with dressing table.

Bedroom 3 9'0" x 10'1" (2.74 x 3.07)

Radiator. Built in wardrobes.

OUTSIDE

Front garden. Drive and parking area. Rear garden with oil tank Paved patio area. Garden shed. Outside toilet. Rear passage with access to workshop.

Garage 9'7" x 16'5" (2.92 x 5.00)

Oil fired boiler for central heating and hot water. Up and over door.

Workshop 5'7" x 13'3" (1.70 x 4.04)

SERVICES

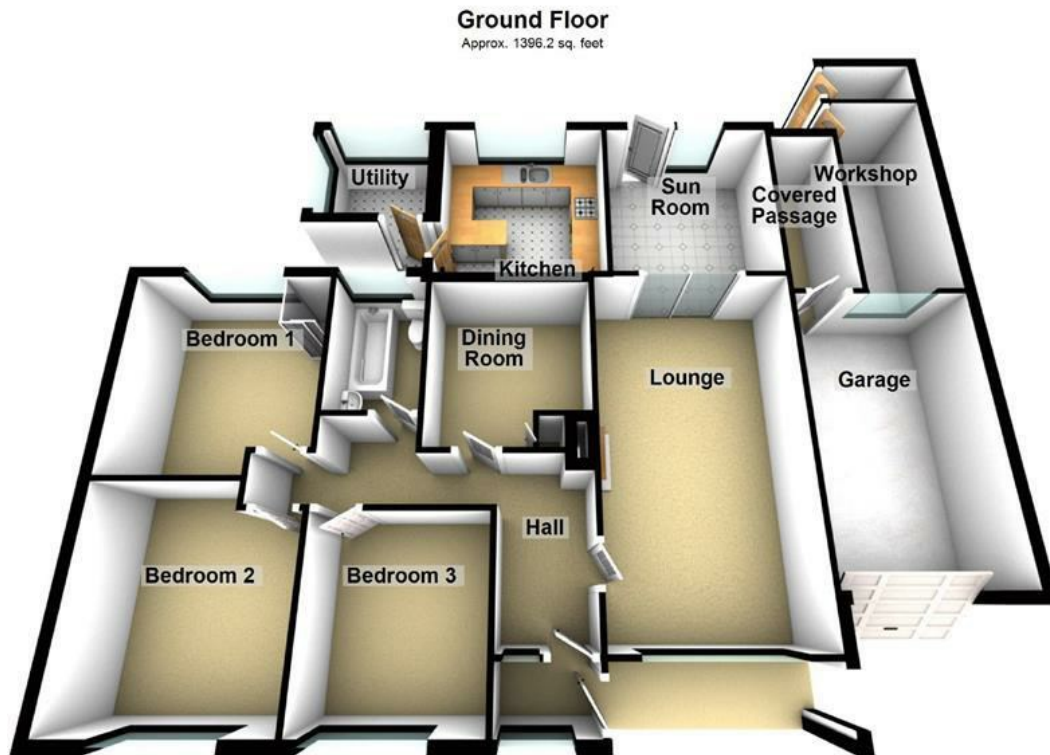
We understand that mains water, electricity and drainage are connected to the property. Prospective purchasers should Make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is freehold with vacant possession available on completion.



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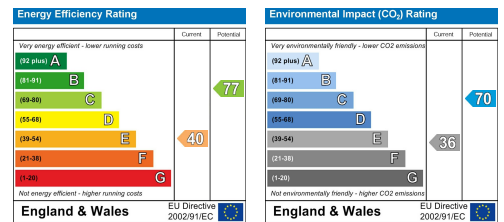


Total area: approx. 1396.2 sq. feet

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Plan produced using PlanUp.

Mon Abri, Lon Yr Eglwys, Morfa Nefyn, Pwllheli

From Pwllheli proceed north-west on the A497. Pass through Efailnewydd and at the Bryn Cynan proceed straight on (B4412). Enter Morfa Nefyn and pass the Chapel and then take the next left turning, Lon Yr Eglwys. This is just before the crossroads in the centre of Morfa Nefyn. Proceed along Lon Yr Eglwys and Mon Abri is then on the left. O.S Ref: SH 288-401. Sat Nav Ref: LL53 6AR.



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