



**CERRIG GLEISION, 2 CEFN LLWYN, LON PENRHOS
MORFA NEFYN LL53 6BL
£395,000**

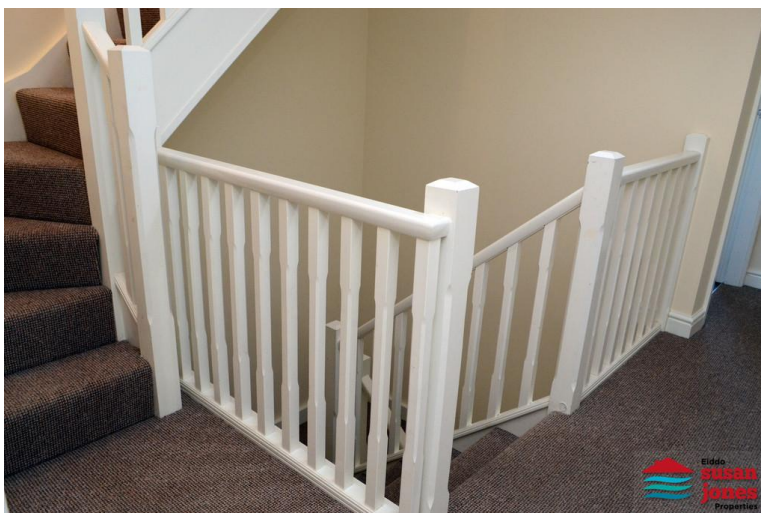




CROESO | WELCOME

This is a light and spacious property which was completed in 2017 and is set over 3 floors. The accommodation benefits from double glazing and central heating with dining/kitchen, utility, lounge with stove & patio doors. 3 bedrooms and family bathroom to first floor and main bedroom with en-suite to the second floor.

Centrally located in the very popular seaside village of Morfa Nefyn, this property be what you're looking for?



CEGIN FWYTA | DINING KITCHEN

16' 8" x 14' 11" (5.10m x 4.55m) Range of modern base and wall units. uPVC double glazed door, 3 uPVC double glazed windows, radiator.

CYNTEDD | HALL

Stairs to first floor, radiator.

IWTILITI | UTILITY

6' 5" x 6' 4" (1.96m x 1.95m) Toilet, wash hand basin, boiler, plumbing for washing machine. uPVC double glazed window.



LOLFA | LOUNGE

16' 8" max x 12' 3" (5.10m max x 3.75m) Feature fireplace with stove. uPVC double glazed windows & patio doors.

PEN GRISIAU | FIRST FLOOR LANDING

Stairs to second floor, radiator.

LLOFFT 1 | BEDROOM 1

14' 9" min x 11' 8" (4.5m min x 3.56m) uPVC double glazed window, radiator. Fitted wardrobes with mirror and sliding doors.

LLOFFT 2 | BEDROOM 2

9' 4" x 12' 4" (2.86m x 3.78m) Maximum measurements. uPVC double glazed window, radiator.

LLOFFT 3 | BEDROOM 3

7' 4" max x 12' 4" (2.24m max x 3.78m) uPVC double glazed window, radiator.

YSTAFELL YMOLCHI | FAMILY BATHROOM

5' 8" x 9' 8" (1.75m x 2.95m) Shower cubicle, toilet, wash hand basin with lighted mirror above, panelled bath, towel rail, uPVC double glazed window.



PEN GRISIAU | SECOND FLOOR LANDING

Storage to eaves. 2 Velux windows, radiator, door to:

LLOFFT 4 | BEDROOM 4

13' 1" x 11' 6" max (4.00m x 3.52m max) 2 Velux windows, storage to eaves, radiator.

EN-SUITE

5' 11" x 6' 3" (1.82m x 1.92m) Shower cubicle, toilet, vanity unit with wash hand basin, towel rail. Velux window.



TU ALLAN | OUTSIDE

Approached via a shared driveway to an off road parking area. Fencing with pedestrian gate to front area with shed and oil tank, side gated access to rear. Decked area and step down to lawned garden with trees and shrubs.

GWASANAETHAU | SERVICES (NOT TESTED)

We believe that mains water, electric, and drainage plus oil central heating are connected.

PERCHNOGAETH | TENURE

Freehold.

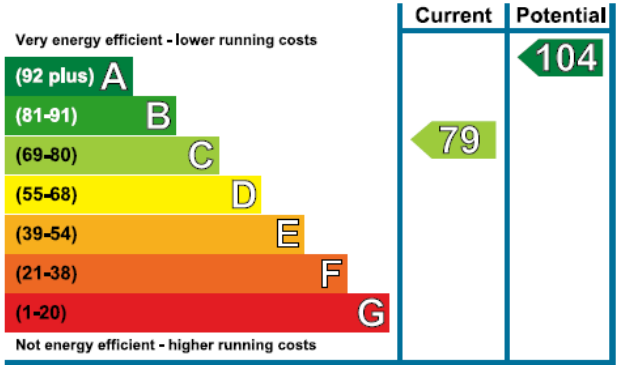




CYFARWYDDIADAU | DIRECTIONS

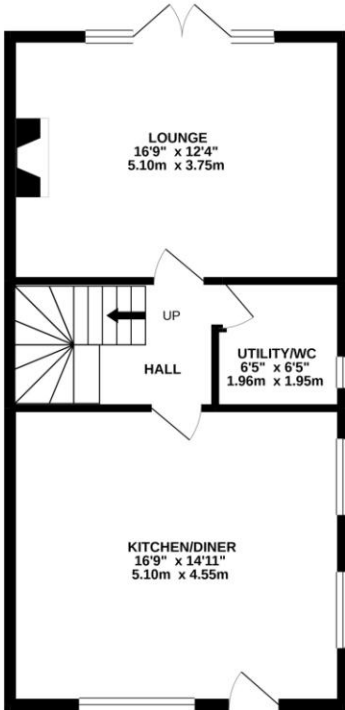
Proceed along Lon Pen Rhos towards Lon Golf. After Siop a Garej Morfa on your left and the entrance to Tyn Y Mur on your right, you will find the lane going to Cerrig Gleision on the left hand side just before Llwynfor.

Energy Efficiency Rating

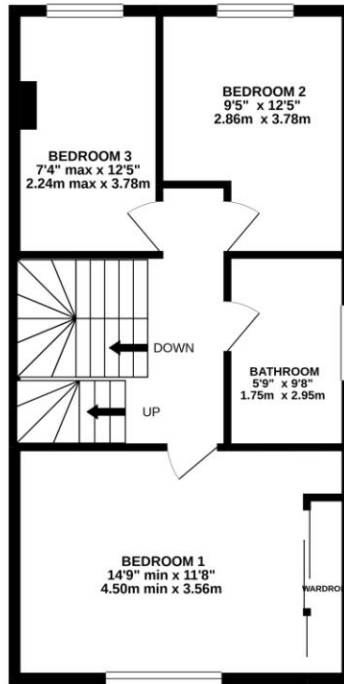




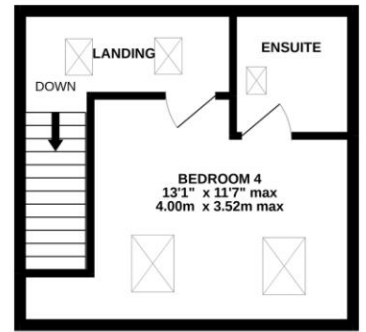
GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.1 sq.m.) approx.



2ND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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