



1 CEFN LLWYN, LON PEN RHOS
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 entrance hall, W.C., dining/kitchen, lounge with stove & patio doors. 3 bedrooms (1 en-suite) 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, could this property be what you're looking for?

CYNTEDD | ENTRANCE HALL

uPVC double glazed door, radiator, stairs to first floor.

YSTAFELL | CLOAKSROOM

Toilet, wash hand basin, uPVC double glazed window.

CEGIN FWYTA | DINING KITCHEN

14' 11" x 16' 9" (4.56m x 5.11m) Range of modern base and wall units. 2 uPVC double glazed windows, radiator.



LOLFA | LOUNGE

12' 3" x 16' 9" (3.75m x 5.11m) Feature fireplace with stove. uPVC double glazed windows & patio doors. Radiator.

PEN GRISIAU | FIRST FLOOR LANDING

Stairs to second floor, radiator.

LLOFFT 1 | BEDROOM 1

12' 3" x 16' 8" (3.75m x 5.10m) Maximum measurements. uPVC double glazed window, radiator. Door to:



EN-SUITE

5' 8" x 4' 3" (1.75m x 1.32m) Shower cubicle, toilet, vanity unit with wash hand basin, heated towel rail.

LLOFFT 2 | BEDROOM 2

12' 4" x 9' 4" (3.76m x 2.85m) Maximum measurements. uPVC double glazed window, radiator.

LLOFFT 3 | BEDROOM 3

12' 4" x 7' 4" (3.77m x 2.24m) uPVC double glazed window, radiator.



YSTAFELL YMOLCHI | FAMILY BATHROOM

7' 1" x 5' 8" (2.17m x 1.75m) Panelled bath with shower over, toilet, vanity unit with wash hand basin, heated 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' 5" max (4m x 3.49m max) 2 Velux windows, storage to eaves, radiator. Door to:

EN-SUITE

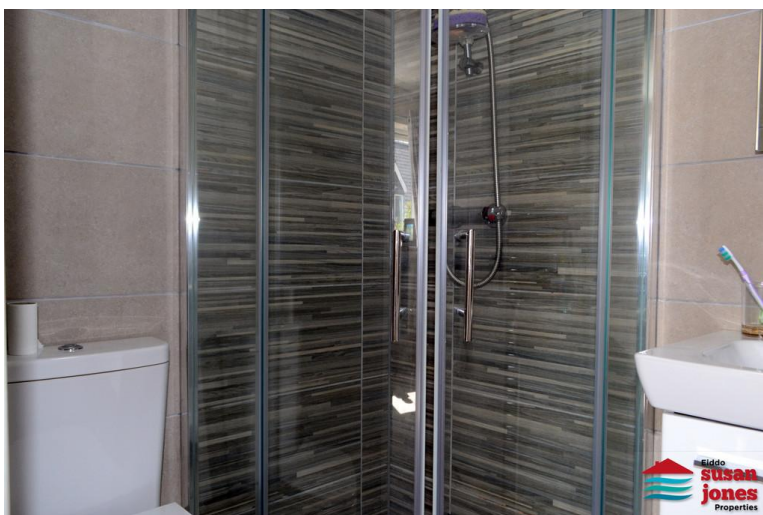
5' 8" x 6' 9" (1.73m x 2.06m) Shower cubicle, vanity wash hand basin, toilet, Velux widow.

TU ALLAN | OUTSIDE

Approached via a shared driveway to an off road parking area. Side area with oil tank. Lawned garden with shrubs and flowers to boarders. Decorative slabs providing seating area.

GWASANAETHAU | SERVICES (NOT TESTED)

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





PERCHNOGAETH | TENURE

Freehold.

CYFARWYDDIADAU | DIRECTIONS

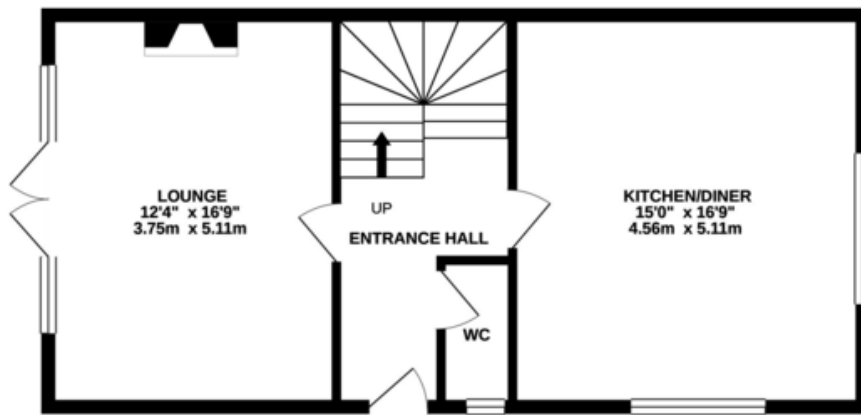
Proceed along Lon Pen Rhos towards Lon Golf. After Siop a Garej Morfa on your left and the entrance to Tyn Y Mur on your right, you will find the lane going to Cerrig Gleision on the left hand side just before Llwynfor.

Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C	80 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

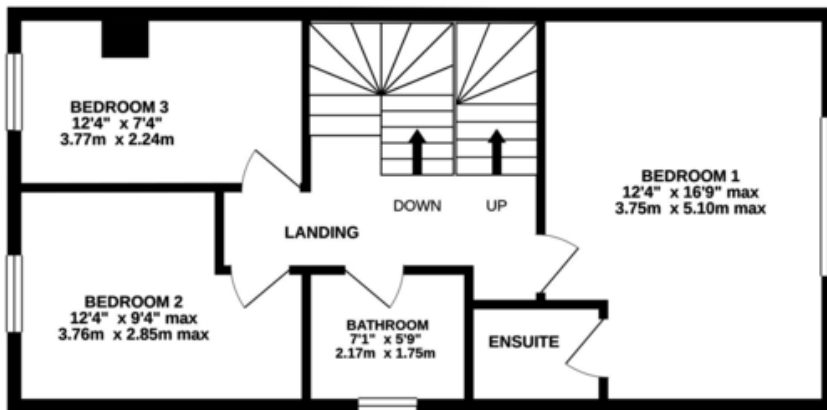




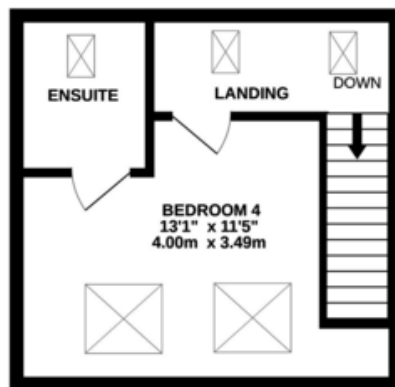
GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



2ND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.1 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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