

# Tudor

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



## Cynefin Lon Penrhos, Morfa Nefyn, LL53 6BL

**£570,000**

- Spacious Detached Residence
- Close to Beach & Championship Golf Course
- Garage, Parking & Gardens
- Popular Residential Area
- 2 Receptions & 3/4 Bedrooms
- Inspection Highly Recommended





# Cynefin Lon Penrhos, Morfa Nefyn, LL53 6BL

This spacious detached residence is situated in a sought-after position in Morfa Nefyn, a popular seaside village on the north coast of the glorious Llyn Peninsula.

The property is within walking distance of the amenities, beach, coastal walk 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 award winning marina.

The spacious accommodation briefly comprises: - Covered porch. Hall. Lounge. Dining room. Kitchen/diner. Downstairs shower room. Three bedrooms. Bathroom. Study/store. Integral garage. Parking and gardens.

## GROUND FLOOR

### Covered Porch

### Hall

Stairs to first floor. Night storage heater. Under stairs cupboard. Door to garage.

### Lounge 12'7 x 18'10 (3.84m x 5.74m)

Delightful airy room with fire place and patio door to garden.

### Dining Room 11'10 x 12'7 (3.61m x 3.84m)

### Kitchen/Diner 5'10 x 12'6 (1.78m x 3.81m)

'L' shaped room, maximum measurements. Fitted units incorporating single drainer stainless steel sink unit with mixer tap. Double oven. Integral fridge freezer. Night storage heater.

### Rear Porch

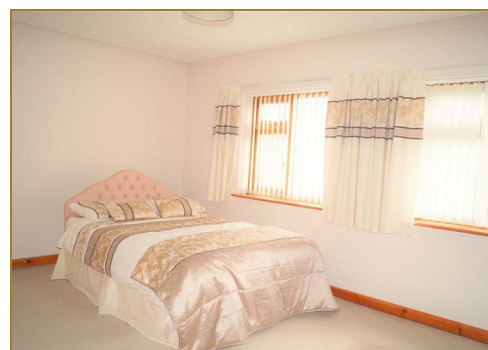
Outside door. Built in cupboard.

### Shower Room

Shower cubicle. Low level w.c. Pedestal washbasin. Tiled walls.

### Integral Garage 17'10 x 12'1 (5.44m x 3.68m)

Belfast sink.



## FIRST FLOOR

### Landing

### Main Bedroom 12'7 x 18'10 (3.84m x 5.74m)

Wall mounted heater.

### Bedroom 2 15'10 x 12'6 (4.83m x 3.81m)

Vanity washbasin. Two windows. 'L' shaped room, maximum measurements.

### Bedroom 3 11'10 x 12'6 (3.61m x 3.81m)

### Bathroom 9'0 x 5'10 (2.74m x 1.78m)

Coloured suite with pedestal washbasin. Panelled bath. Low level w.c. Airing cupboard with cylinder.



# Tudor

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

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

# Cynefin Lon Penrhos, Morfa Nefyn, LL53 6BL

## Store Room/Study 5'10 x 17'10 (1.78m x 5.44m)

Night storage heater. Velux. Eaves storage cupboards.

## OUTSIDE

Parking area and gardens.

## SERVICES

We understand that mains water (with meter), electricity and drainage are connected to the property. No mains gas in Morfa Nefyn. 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

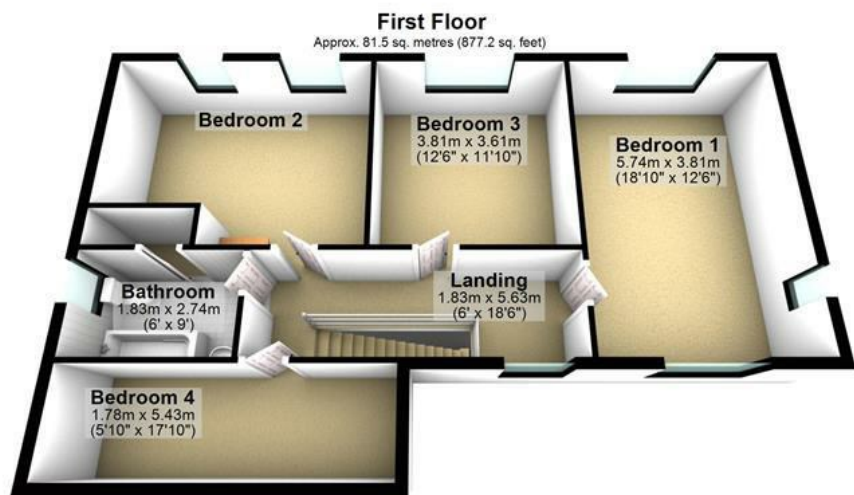
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

# Cynefin Lon Penrhos, Morfa Nefyn, LL53 6BL

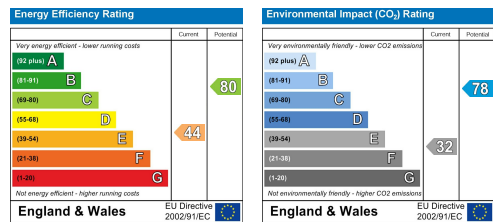


Total area: approx. 175.9 sq. metres (1893.5 sq. feet)

Copyright Tudor Estate Agents. For room identification only.  
Plan produced using PlanUp.

**Cynefin, Lon Penrhos, Morfa Nefyn, Pwllheli**

From Pwllheli proceed North West on the A497 and proceed straight on at the Bryn Cynan roundabout (B4412). At the crossroads in the centre of Morfa Nefyn, proceed straight across onto Lon Penrhos and Cynefin is then on the left hand side. OS Reference: - SH 286-403. Satellite Navigation Reference: LL53 6BL.



# Tudor

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

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)