

# Tudor

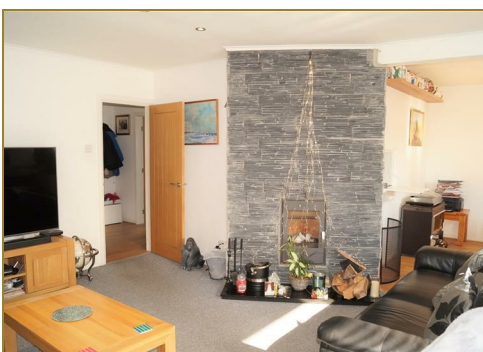
syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



## Pentraeth Rhodfa'r Mor, Nefyn, LL53 6EB

**£245,000**

- Ground Floor Apartment
- Close to the Beach & Amenities
- Double Glazing & Central Heating
- Popular Residential Position
- Open Plan Lounge/Diner & 2 Bedrooms
- Gardens, Ample Parking & Garage



# Pentraeth Rhodfa'r Mor, Nefyn, LL53 6EB

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this long leasehold ground floor apartment for sale.

The property is located in a popular position close to the beach and amenities in the town.

Nefyn is a small seaside town on the north coast of the Llyn Peninsula and is only a few miles from Morfa Nefyn with the championship golf course and about 7 miles from Pwllheli, the market town for the area.

The comfortable accommodation briefly comprises of: Hall. Open plan lounge/dining. Fitted kitchen. Bathroom. Two bedrooms.

Ample parking area and garden. Garage.

Long leasehold with a 50% share of the freehold.

## Entrance Hall

Door to:

## Open Plan Lounge/Dining

'L' shaped.

## Lounge Area 14'10 x 18'3 (4.52m x 5.56m)

Multi fuel stove in slate surround fireplace. Two radiators. Opening to:

## Dining Area 10'1 x 9'6 (3.07m x 2.90m)

Radiator. Hatch to kitchen.

## Kitchen 11'0 x 8'5 (3.35m x 2.57m)

Fitted kitchen units incorporating single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine. Radiator. Tiled floor.

## Bathroom

Pedestal washbasin. Low level w.c. Washbasin set in vanity unit. Radiator. Tiled floor and walls. Airing cupboard with cylinder.

## Bedroom 1 10'5 x 12'6 (3.18m x 3.81m)

Radiator.

## Bedroom 2 10'4 x 12'5 (3.15m x 3.78m)

Radiator.

## OUTSIDE

Drive and parking area.

## Garage

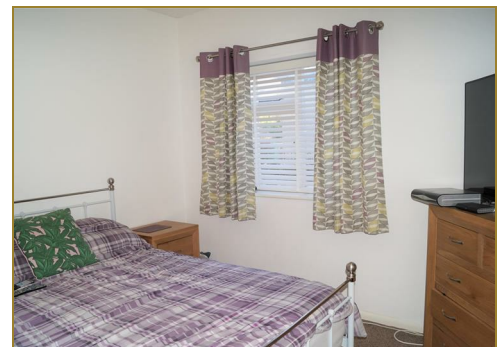
Up and over door. Oil tank and outside boiler.

## 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 to be sold by long leasehold with a equal share of the freehold. The lease is for a term of 99 years from 2003 and the property comes with a 50% share of the freehold ownership.



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

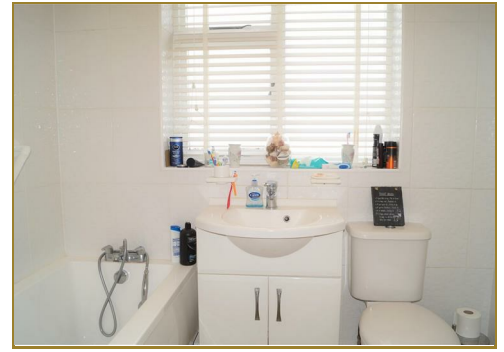
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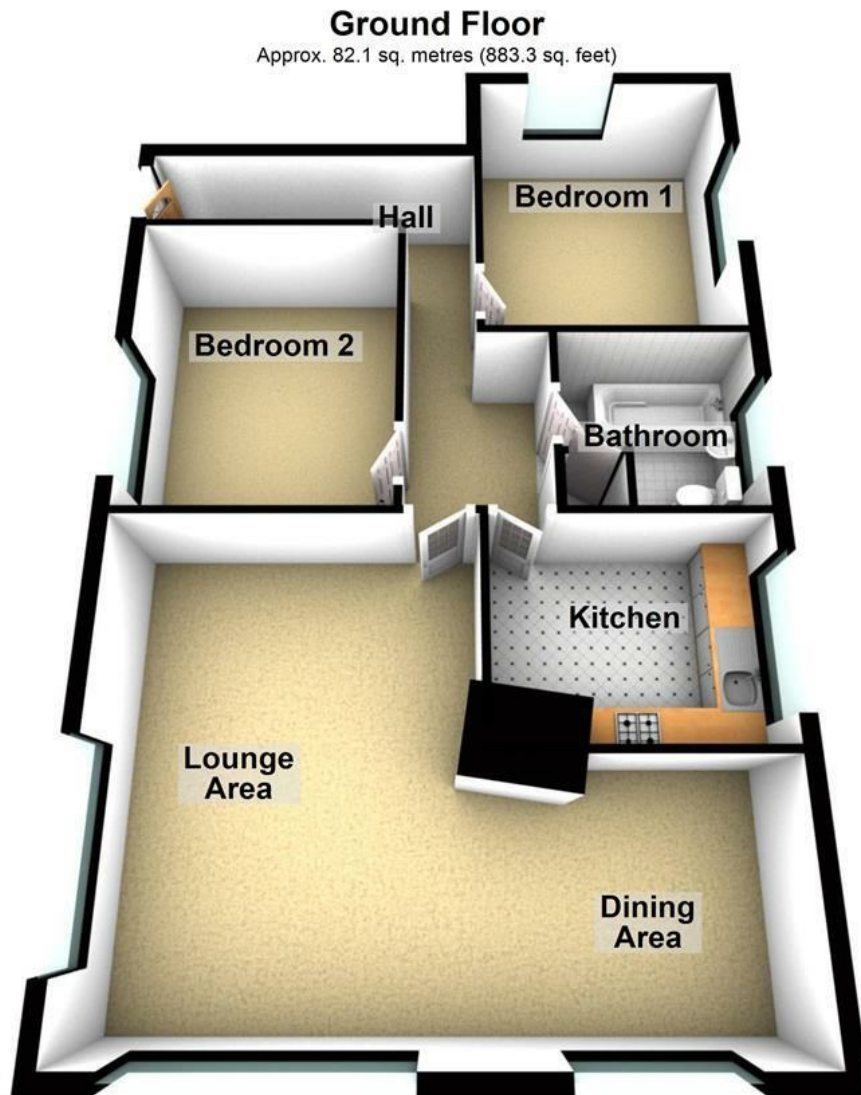
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Total area: approx. 82.1 sq. metres (883.3 sq. feet)

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Plan produced using PlanUp.

## Pentraeth, Rhodfa'r Mor, Nefyn

From Pwllheli proceed north west on the A497 passing through Efailnewydd. At the Bryncynan roundabout turn right and head into Nefyn. At the mini roundabout in the centre of the town turn left and then turn right onto Rhodfa'r Mor immediately after the Cenotaph. Pentraeth is then a little further (just before the corner) on the left handside. O.S. Ref SH 305-407. Sat Nav Ref: LL53 6EB

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (32 plus) A                                                     |  |                         |           |
| (21-31) B                                                       |  |                         |           |
| (13-20) C                                                       |  |                         |           |
| (5-12) D                                                        |  |                         |           |
| (1-4) E                                                         |  |                         |           |
| (1-2) F                                                         |  |                         |           |
| (1-2) G                                                         |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



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