



## Nefyn, Pwllheli, LL53

£105,000

Teras 3 ystafell wely yn Nefyn sydd yn agos at y traeth a phopeth sydd gan y dref yma i gynnig. Cegin, lolfa, ystafell ymolchi gyda bath, iard, ffenestri gwydr dwbl a gwres canolog. | A 3 bed mid terrace in Nefyn, close to beach. Kitchen, lounge, bathroom, enclosed yard, FTTP broadband available, uPVC double glazing and central heating. Ideal coastal home.

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

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**CRYNODEB | SUMMARY:**

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**CROESO | WELCOME:**

Cartref teras 3 ystafell wely wedi'i gyflwyno'n dda, wedi'i leoli'n ddelfrydol yn Nhref Nefyn.

Yn ogystal â'r lleoliad gwych ger yr arfordir, mae'r eiddo'n darparu'r cyfleusterau modern a'r anghenion hanfodol, gan gynnwys cysylltiad FTTP ar gael ar gyfer bwrpas gweithio o gartref.

Mae'r cartref croesawgar hwn yn barod i groesawu perchennog newydd sydd eisiau mwynhau bywyd cyfforddus a chlyd mewn cymuned arfordirol.

Realistically priced to sell is this well presented three bedroom mid terrace home, ideally situated in the charming seaside town of Nefyn on the beautiful Llŷn Peninsula. Known for its stunning coastline and relaxed pace of life, Nefyn offers an appealing blend of coastal living and everyday convenience.



The property provides well proportioned accommodation throughout, including a comfortable lounge, a fitted kitchen, and an enclosed rear yard -ideal for low maintenance outdoor space. Additional benefits include uPVC double glazing, central heating, and connections to mains electricity, water, and drainage. Fibre to the premises (FTTP) broadband is quoted as available by Openreach, making it suitable for modern living and remote working.

This inviting home is ready to welcome a new owner seeking a cosy and conveniently located property close to the coast.

**CYNTEDD | ENTRANCE HALL: - 1.43m x 1.44m (4'8" x 4'9")**

Maximum measurements.  
uPVC door. Staircase to first floor.

**LOLFAL | LOUNGE: - 2.47m x 4.56m min (8'1" x 14'11"min)**

2 uPVC double glazed windows, 2 central heating radiators..

**CEGIN | KITCHEN: - 2.58m x 4.56m Min (8'5" x 15'0")**

Kitchen with range of wall and base units, electric hob and built-in oven. 2 uPVC double glazed windows, central heating radiator.

**CYNTEDD CEFN | REAR LOBBY: - 1.3m x 0.88m (4'3" x 2'11")**

uPVC door, understairs storage cupboard.

**CYNTEDD LLAWR CYNTAF | FIRST FLOOR LANDING:**

2 uPVC double glazed windows. Built-in storage cupboard.

**LLOFFT 1 | BEDROOM 1: - 2.86m x 2.46m (9'5" x 8'1")**

Minimum measurements.  
uPVC double glazed window, central heating radiator.

**LLOFFT 2 | BEDROOM 2: - 2.87m x 2.07m Min (9'5" x 6'9")**

uPVC double glazed window, central heating radiator. Access to roof space.

**LLOFFT 3 | BEDROOM 3: - 2.72m x 2.5m (8'11" x 8'2")**

Maximum measurements  
uPVC double glazed window, central heating radiator.

**YSTAFELL YMOLCHI | BATHROOM: - 1.73m max x 1.97m min (5'8"max x 6'6"min)**

Bathroom with panelled bath and glazed shower screen, waterfall head and hand attachment, vanity unit with wash basin, WC. uPVC double glazed window, central heating radiator.

**TU ALLAN | OUTSIDE:**

Enclosed rear yard with brick paving and gravelled areas, external oil combi boiler and oil tank.

**PERCHNOGAETH | TENURE: Freehold**

**GWASANAETHAU | SERVICES (NOT TESTED):**

We believe that mains electricity and water are connected, along with oil central heating.

**TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:**

E (53)

**TRETH CYNGOR | COUNCIL TAX BAND: B**

**CYFARWYDDIADAU | DIRECTIONS:** In Nefyn turn onto Ffordd Dewi Sant and the property can be found on your righthand side before Bombay Joes. Map coordinates: 52.935577 -4.520985 What3Words: ///unusually.loading.pines



