



## Ffordd Cae Rhyg, Nefyn, Pwllheli LL53

£295,000

Byngalo ar wahân gyda dwy ystafell wely, dwy ystafell dderbyn, gardd, gweithdy ac ystafell atig ddefnyddiol, wedi'i leoli mewn safle cyfleus yng nghanol Nefyn. | A detached bungalow offering two bedrooms, two reception rooms, gardens, a useful workshop, and a loft room, ideally situated in a convenient central location within Nefyn.

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 2**

**CRYNODEB | SUMMARY:**

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**CROESO | WELCOME:**

Byngalo ar wahân sydd wedi'i leoli ar blot o faint da ac mae'n cynnig digon o botensial i'r prynwr cywir. Mae'r eiddo gyda ffenestri gwydr dwbl a gwres canolog. Eiddo gyda 2 ystafell dderbyn, 2 ystafell wely, cegin, iwtiliti ac ystafell gawod ar y llawr gwaelod gyda mynediad ysgol i ystafell lofft gyda ffenestr dormer sy'n cynnig mwy o le os dymunir.

Y tu allan mae gennych le parcio, garddi i'r blaen a'r ochrau, gweithdy cysylltiedig defnyddiol, a thoiled allanol.

Wedi'i leoli yng nghanol Nefyn, gyda mynediad hawdd i gyfleusterau lleol a'r ardaloedd prydferth cyfagos.

This detached bungalow occupies a generous plot in the heart of Nefyn and offers excellent potential for buyers seeking a property with additional space and scope to enhance. The property benefits from uPVC double glazing and oil fired central heating.



The accommodation briefly comprises an entrance hall, two versatile reception rooms, two bedrooms, kitchen, utility room and shower room. A loft room with dormer window is accessed via ladder from the entrance hall, providing useful additional space with flexibility for a variety of uses.

Externally, the property offers a tarmac driveway providing off road parking, lawned gardens to the front and sides, a useful attached workshop, and an external WC.

Conveniently situated within central Nefyn, the property enjoys easy access to local amenities, services, and the stunning surrounding coastline of the Llŷn Peninsula.

**CYNTEDD | ENTRANCE HALL: - 1.51m min x 4.21m (4'11" min x 13'10")**

uPVC double glazed door, central heating radiator and hatch with ladder access to the loft room.

**LOLF A | LOUNGE: - 3.68m x 3.55m (12'1" x 11'8") Maximum measurements.**

uPVC double glazed window, central heating radiator and fireplace.

**LOLF A | SITTING ROOM: - 3.64m max x 2.33m min (11'11" max x 7'8" min)**

uPVC double glazed window, central heating radiator and fire surround. Built-in cupboards for storage.

**CYNTEDD OCHR | SIDE ENTRANCE HALL: - 1.06m x 1.38m (3'6" x 4'6")**

uPVC glazed door.

**CEGIN | KITCHEN: - 3.67m x 2.39m (12'0" x 7'10")**

Range of base and wall units. 2 uPVC double glazed windows, central heating radiator and Worcester boiler.

**IWTILITI | UTILITY: - 2.45m x 1.24m (8'0" x 4'1")**

Wall units, plumbing for washing machine and uPVC double glazed window.

**LLOFFT 1 | BEDROOM 1: - 3.72m x 3.54m (12'2" x 11'7") Maximum measurements**

uPVC double glazed window, central heating radiator.

**LLOFFT 2 | BEDROOM 2: - 3.4m x 2.76m (11'1" x 9'1")**

uPVC double glazed window, central heating radiator.

**YMOLCHFA | SHOWER ROOM: - 1.82m x 1.71m (6'0" x 5'7")**

An enclosed shower cubicle with an electric shower unit. Wash hand basin and a WC. uPVC double glazed window, central heating radiator.

**YSTAFELL ATIG | LOFT ROOM: - 3.5m x 4.35m (11'6" x 14'3")**

Maximum measurements

Accessed via hatch and ladder from the entrance hall.

Featuring a uPVC double glazed dormer window and useful eaves storage.

**TU ALLAN | OUTSIDE:**

Tarmac driveway providing off-road parking. Pleasant lawned gardens to the front and sides offering ideal outdoor space for relaxation or family use. Oil tank, useful attached workshop, and external WC. **GWEITHDY | WORKSHOP: - 2.27m Min x 2.87m (7'5" x 9'5")** uPVC double glazed window, providing useful and practical space.

**PERCHNOGAETH | TENURE:**

Freehold.





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

We believe that mains water, electric and oil central heating are connected. FTTP broadband is available.

**TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE: D (56).**

**TRETH CYNGOR | COUNCIL TAX BAND: D.**

**CYFARWYDDIADAU | DIRECTIONS:**

In Nefyn turn onto Ffordd Cae Rhyg, follow the road and Pengwern is the first bungalow on your right hand side. Map coordinates: 52.935092 -4.521308 What3words: ///minivans.kite.nowadays

