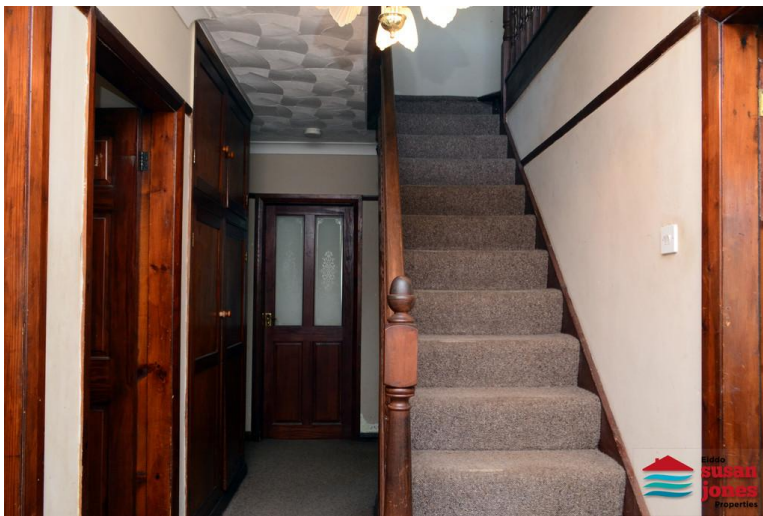




BORTHWEN
NEFYN LL53 6DY
£325,000





CROESO | WELCOME:

Byngalo ar wahân yw Borthwen gyda 3 ystafell wely, lloffa, cegin fwyta, iwtiliti ac ystafell ymolchi. Mae grisiau yn arwain at le pen grisiau a 2 ystafell atig. Mae'r eiddo gyda ffenestri gwydr dwbl a gwres canolog.

Tu allan mae lle parcio, garej, gerddi a sied. Cafwyd caniatâd cynllunio i ddymchwel y garej presennol ac adeiladu garej yn cynnwys ardal porth car wedi ei orchuddio.

Borthwen is a detached bungalow with 3 bedrooms, lounge, dining kitchen, utility and bathroom. Fitted stairs lead to the roof space with dormer window with views towards Mynydd Nefyn and 2 spacious loft rooms. The property benefits from double glazing and oil fired central heating.

Outside there is a driveway leading to the detached garage, front and rear lawned gardens. Planning permission has been obtained to demolish existing garage and construct new garage with carport covered area.





CYNTEDD | ENTRANCE HALL:

Fixed stairs to loft area with storage cupboard under. Built-in cupboards. Radiator.

LOLFA | LOUNGE:

14' 3" x 15' 8" (4.35m x 4.8m) Feature fireplace, double glazed window and radiator.

CEGIN FWYTA | DINING KITCHEN:

15' 5" x 10' 5" (4.7m x 3.2m) maximum measurements Range of base and wall units, double glazed window, radiator, door to:



IWTILITI | UTILITY:

5' 10" x 5' 10" (1.8m x 1.8m) Oil fired boiler, double glazed windows and door to rear garden.

LLOFFT 1 | BEDROOM 1:

14' 1" x 9' 6" (4.3m x 2.9m) Double glazed window & radiator.

LLOFFT 2 | BEDROOM 2:

12' 5" x 7' 6" (3.8m x 2.3m) Double glazed window & radiator.

LLOFFT 3 | BEDROOM 3:

10' 9" x 8' 10" (3.3m x 2.7m) Double glazed window & radiator.



YSTAFELL YMOLCHI | BATHROOM:

Bath with shower over, wash basin, toilet. Radiator and 2 x uPVC double glazed windows.

PEN GRISIAU | LANDING:

Built-in storage cupboard. Storage space to eaves. If desired, this space could be utilised as 2 additional bedrooms, subject the necessary consents being obtained.

YSTAFFELL ATIG 1 | LOFT ROOM 1:

14' 5" x 13' 9" (4.4m x 4.2m) maximum measurements Double glazed window & radiator.

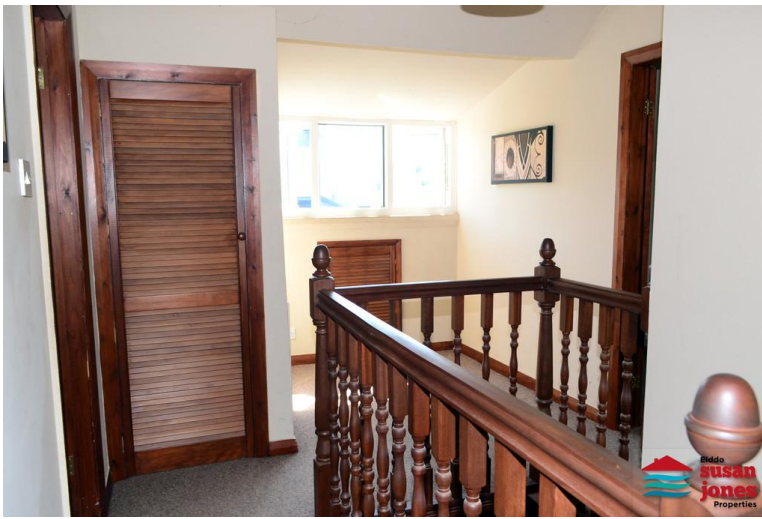
YSTAFFELL ATIG 2 | LOFT ROOM 2:

11' 5" x 13' 9" (3.5m x 4.2m) maximum measurements Double glazed window & radiator. Built-in cupboard.



TU ALLAN | OUTSIDE:

Off road parking, front lawned garden. Driveway leading to detached garage which has planning permission (C19/0856/42/LL) to demolish and



construct new garage with carport covered area.
Rear lawned garden with shed.

GWASANAETHAU | SERVICES (NOT TESTED):
We believe that mains water, electric, drainage and oil central heating are connected.

PERCHNOGAETH | TENURE:
Freehold.

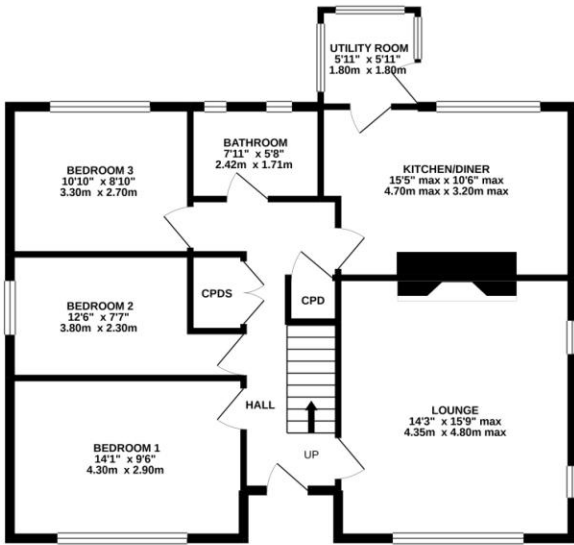
CYFARWYDDIADAU | DIRECTIONS:
In Nefyn turn onto Ffordd Cae Rhyg, follow the road around to your right and Borthwen can be found on your right hand side.



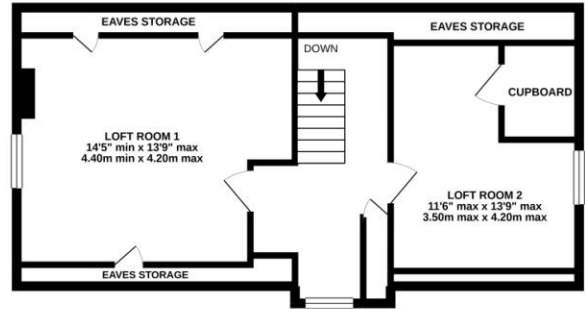
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



LOFT SPACE ON 1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1486 sq.ft. (138.1 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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