



**TERFYN BACH**  
**LON TERFYN, MORFA NEFYN LL53 6BA**  
**£275,000**







### **CROESO | WELCOME:**

Byngalo ar wahân ydi Terfyn Bach, gyda 2 lofft, lloffa, cegin gyda lle bwyta, ymolchfa ac en-suite. Dros y blynyddoedd mae wedi ei addasu i anghenion y cyn perchennog; rŵan mae yn cynnig cyfle i'w addasu ac adnewyddu i beth mae'r prynwr newydd yn dymuno.

Tu allan mae lle parcio a gardd fach. Mae yna lwybr yn mynd o amgylch yr eiddo.

Terfyn Bach is a detached bungalow that benefits from uPVC double glazing, central heating and ample off road parking. The property briefly comprises, entrance hall, lounge with fireplace, kitchen/diner, bathroom, 2 bedrooms (1 en-suite).

Outside there is ample off road parking, small garden area and a pathway surrounds the property.

Terfyn Bach is conveniently placed for all the amenities offered by this popular seaside village.

### **CYNTEDD | ENTRANCE HALL:**

11' 9" x 6' 2" (3.6m x 1.9m) uPVC double glazed door from outside, uPVC double glazed window, radiator.







### **LOLFFA | LOUNGE:**

16' 8" x 15' 1" (5.1m x 4.6m) Open fireplace, 2 x uPVC double glazed windows, radiator.

### **CEGIN GYDA LLE BWYTA | KITCHEN/DINER:**

16' 8" x 11' 1" (5.1m x 3.4m) Base and wall units. 2 x uPVC double glazed windows, radiator. Access to roof space.

### **CYNTEDD | HALL:**

Access to roof space. Radiator, uPVC double glazed door to outside, uPVC double glazed window. Built-in storage cupboard.



### **LLOFFT 1 | BEDROOM 1:**

14' 5" x 12' 1" (4.4m x 3.7m) uPVC double glazed door to outside, uPVC double glazed windows. Radiator.

### **ACCESSIBLE EN-SUITE:**

10' 9" x 7' 2" (3.3m x 2.2m) Bath, hoist, toilet, washbasin. uPVC double glazed window. Radiator. Built-in cupboard.

### **LLOFFT 2 | BEDROOM 2:**

8' 6" x 11' 1" (2.6m x 3.4m) uPVC double glazed window. Radiator.



### **YMOLCHFA | BATHROOM:**

9' 2" x 6' 10" (2.8m x 2.1m) Bath, toilet, washbasin, separate shower cubicle. Roof window. Built-in cupboard.

### **TU ALLAN | OUTSIDE:**

Ample off road parking, LPG tank, small garden with shrubs and plants. Concrete path surrounds the property.

### **PERCHNOGAETH | TENURE:**

Freehold.

### **TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:**

D

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

D

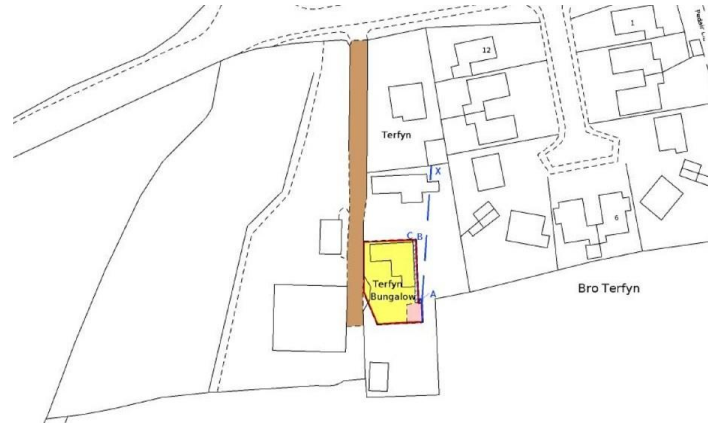
### **GWASANAETHAU | SERVICES (NOT TESTED):**

We believe that mains water, electric, and drainage plus LPG central heating are connected.

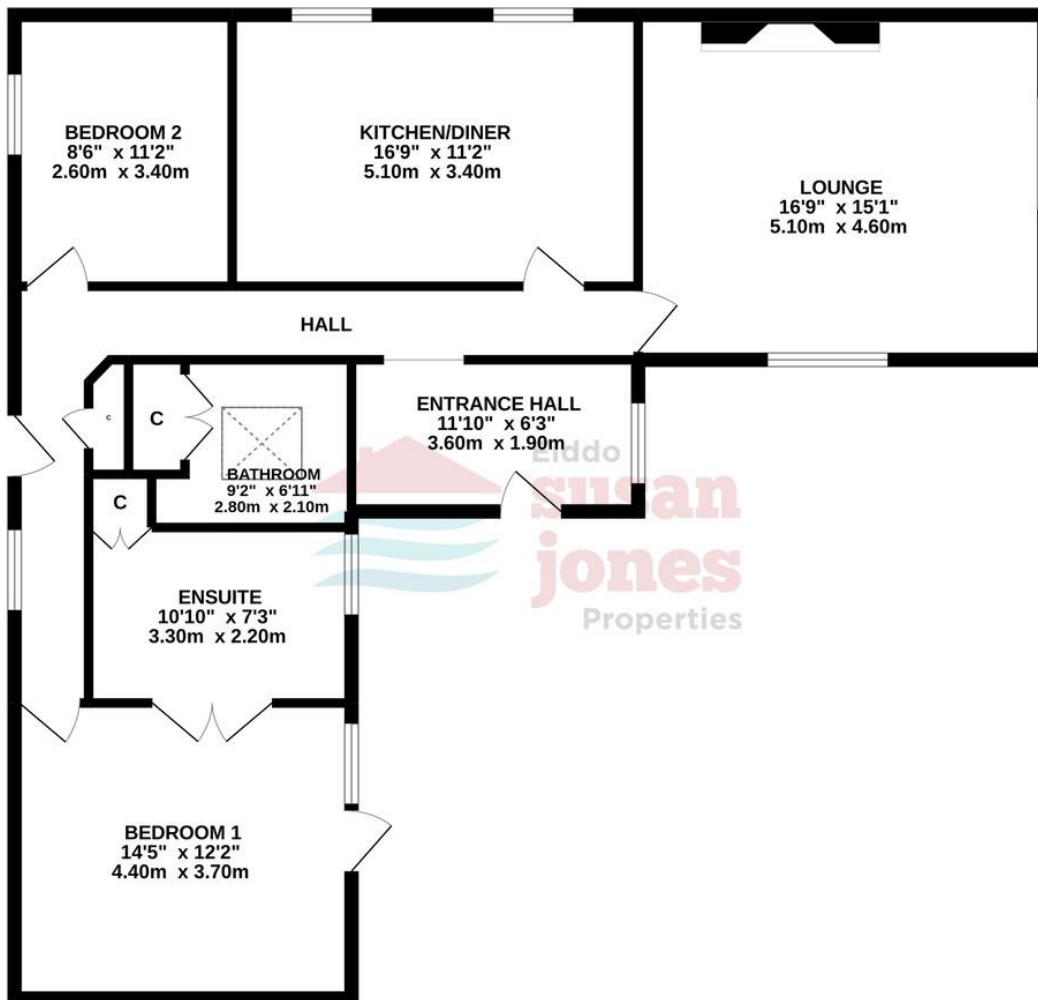
### **CYFARWYDDIADAU | DIRECTIONS:**

From the village centre, heading out towards Edern. Proceed along Lon Terfyn, taking the last left junction before leaving the village and you'll find Terfyn Bach at the end on your left hand side.





**GROUND FLOOR**  
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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.  
Made with Metropix ©2022



2 Penbrynhuddig, Abererch,  
Pwllheli, Gwynedd  
LL53 6BZ

[www.SusanJones.Cymru](http://www.SusanJones.Cymru)  
[susan@susanjones.cymru](mailto:susan@susanjones.cymru)  
01758 614511 | 07787 124587

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements