



CAERAU, STRYD Y FFYNNON
NEFYN LL53 6HW
£165,000





CROESO | WELCOME:

Cyfle arbennig i brunnu ty canol rhes yng nghanol y dref, ger yr Ysgol, Siopau a Thafarn boblogaidd, o fewn cyrraedd traeth tywodlyd a llwybr yr arfordir.

Mid terrace 3 storey house in this popular seaside town within close proximity of the School, shops and Public House. The sandy beach at Nefyn is always an attraction being part of the coastal walk.

Caerau is set on 3 floors offering spacious accommodation, partly double glazed and fitted with electric heaters. To the rear is a long garden with lawned area, trees and shrubs. This property offers plenty of scope and potential plus requires work to bring up to modern day standards.

CYNTEDD | ENTRANCE HALL:

Quarry tiled floor. Stairs to first floor.

YSTAFELL EISTEDD | SITTING ROOM:

10' 5" x 12' 9" (3.2m x 3.9m) Bay window. Small inglenook with multi fuel stove on a slate hearth. Electric heater.





CEGIN GYDA LLE BWYTA | KITCHEN / DINER:

9' 2" x 9' 2" (2.8m x 2.8m) Stainless steel sink unit. 4 base units. Electric cooker point. Electric heater.

PANTRI | PANTRY:

5' 2" x 3' 1" (1.6m x .95m) Walk-in with shelved wall.

YSTAFELL EISTEDD | LIVING ROOM:

10' 5" x 9' 2" min (3.2m x 2.8m min) Feature brick inglenook with multi fuel stove. Recessed storage cpd. Tiled floor. Understairs cupboard.

IWTILITI | UTILITY:

Double drainer stainless steel sink unit. Door to covered area with doors to outside.

PEN GRISIAU | FIRST FLOOR LANDING:

Stairs to attic room.

LLOFFT 1 | BEDROOM 1:

14' 5" x 12' 1" (4.4m x 3.7m) Maximum measurements. Exposed timber floor. Electric heater.

LLOFFT 2 | BEDROOM 2:

10' 5" x 7' 10" min (3.2m x 2.4m min) Recessed cylinder cupboard. Electric heater.

LLOFFT 3 | BEDROOM 3:

9' 2" x 9' 2" (2.8m x 2.8m) uPVC double glazed window. Electric heater.

YSTAFELL YMOLCHI | BATHROOM:

7' 2" x 4' 7" (2.2m x 1.4m) Panelled bath, pedestal wash hand basin, low flush W.C. Half tiled walls. Electric fan heater. uPVC double glazed window.

PEN GRISIAU | SECOND FLOOR LANDING:

Limited headroom. Eaves storage.

ATIC | ATTIC ROOM:

14' 5" x 11' 9" (4.4m x 3.6m) Dormer window. Electric heater. Eaves storage. Built-in cupboard.

TU ALLAN | OUTSIDE:

Front forecourt. Covered yard area from utility opening to enclosed side yard and access to the rear. Store shed. Garden with lawned area, trees and shrubs.

PERCHNOGAETH | TENURE:

Freehold.





TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:

F - 28

CYNGOR | COUNCIL TAX BAND:

B

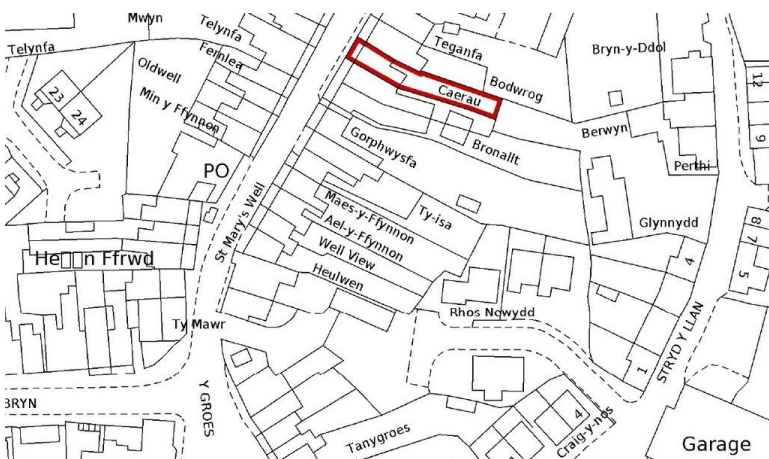
GWASANAETHAU | SERVICES (NOT TESTED):

We believe that mains water, electric and drainage are connected.

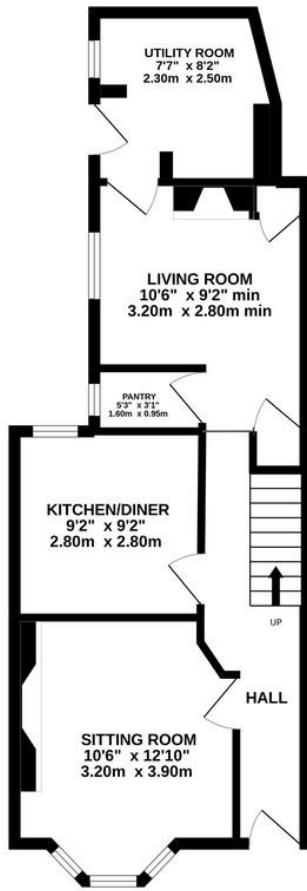
CYFARWYDDIADAU | DIRECTIONS:

From the centre of Nefyn proceed along Stryd Y Ffynnon and Caerau can be found on your right hand side.

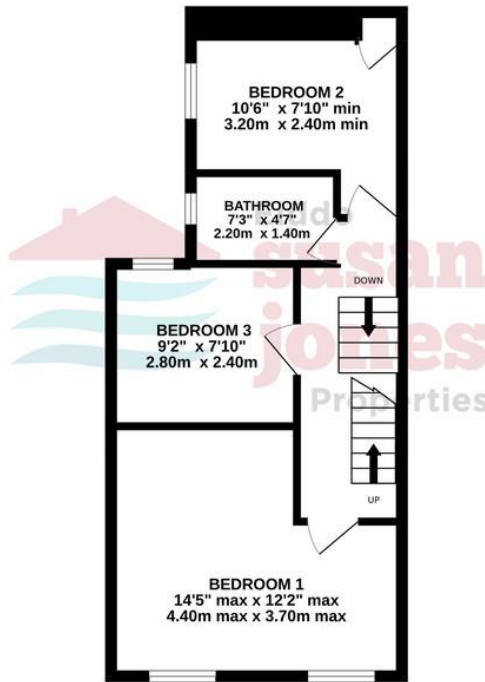




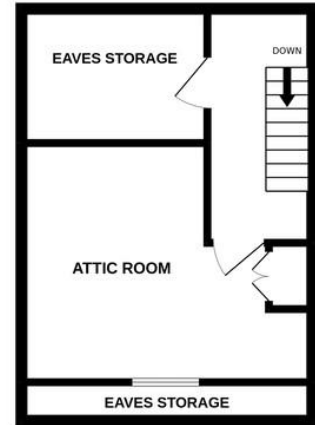
GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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