

Stryd Y Ffynnon, Nefyn, Pwllheli

Asking Price: £265,000

Beresford Adams













Rhandir Mwyn is ideally located in the heart of the village, yet set back from the road offering both convenience and privacy.The property benefits from UPVC double glazing throughout, providing improved energy efficiency and comfort. The oil central heating system ensures a warm and inviting atmosphere year-round.

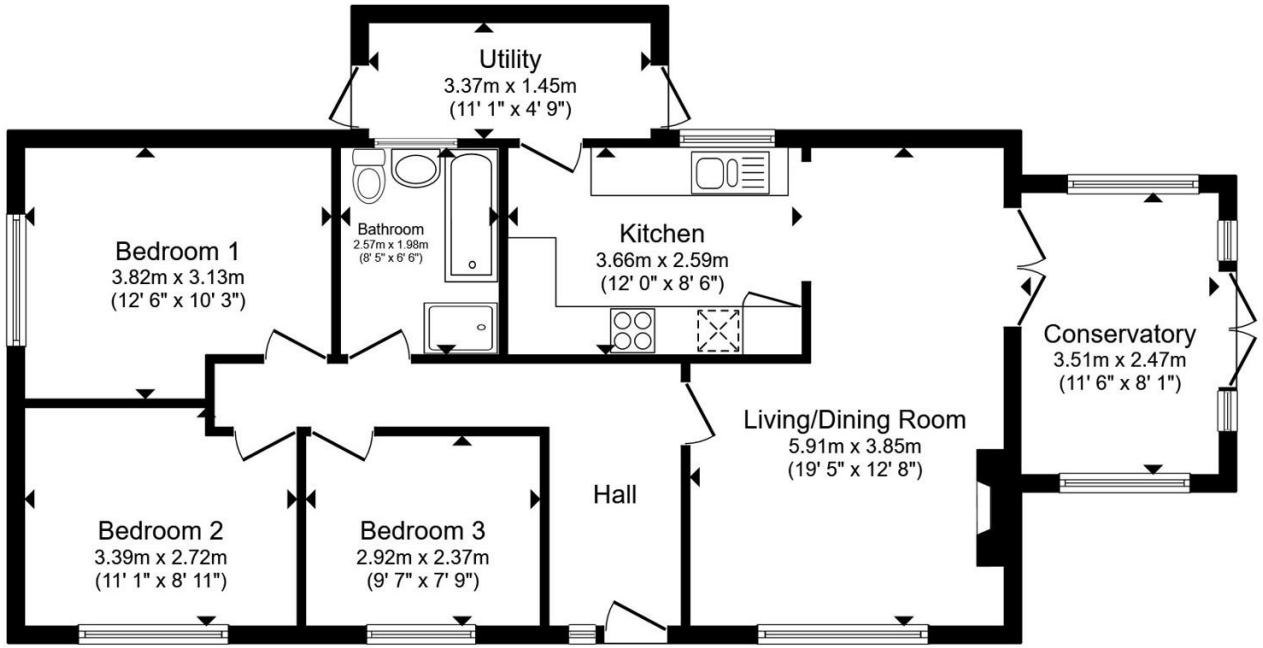
Inside, the accommodation features three well-proportioned bedrooms, making it suitable for families or those needing extra space. The modern kitchen is designed for functionality, providing ample storage and counter space with modern fixtures and fittings. The cosy lounge includes a charming stove, perfect for relaxing and creating a warm ambiance, and seamlessly flows into the dining area, making it great for family meals and entertaining.

An inviting conservatory expands the living space, offering a lovely spot to enjoy views of the garden and natural light throughout the day. The property also includes a modern family bathroom.

Outside, off-road parking and a garage provide ample space for vehicles and storage. The garden is a delightful retreat, featuring a lawn for outdoor activities, as well as a raised decked seating area, ideal for al fresco dining and enjoying the







Total floor area 87.2 m² (939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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