

EPC: E

Lon Uchaf, PWLLHELI, Gwynedd

Offers Over: £198,000

Beresford Adams











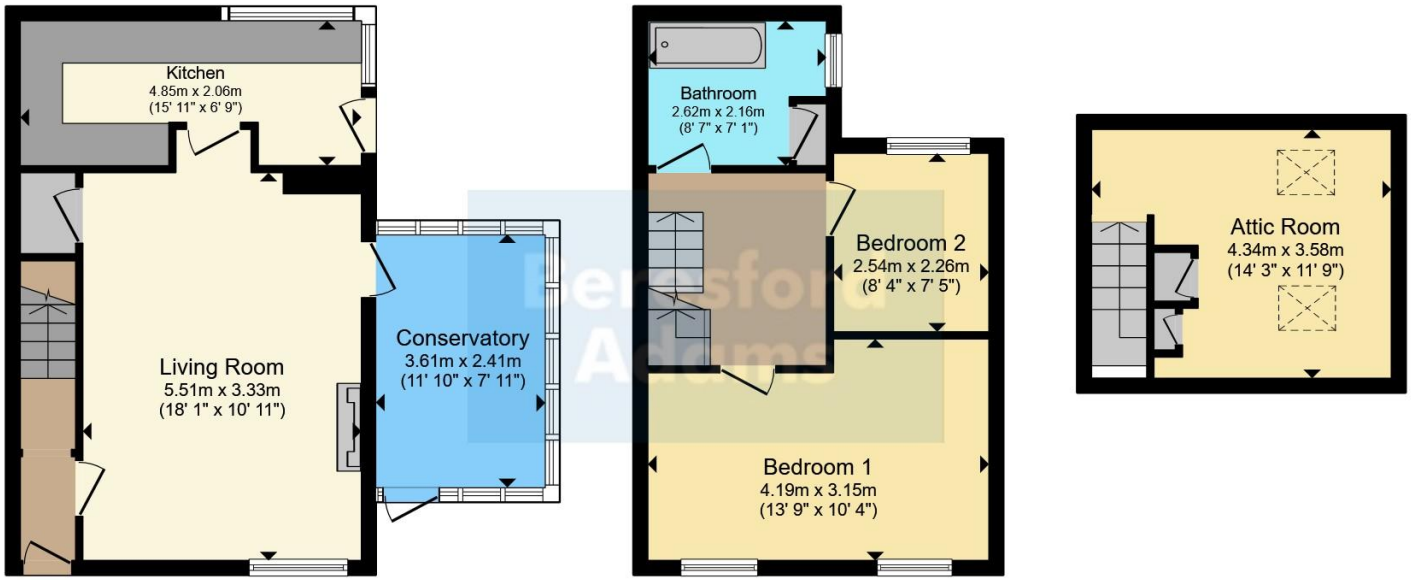


This immaculately presented semi-detached home in the sought-after coastal village of Morfa Nefyn. Occupying a generous corner plot, the property benefits from off-road parking for two vehicles and beautifully maintained outdoor space, offering an excellent opportunity for those seeking a home ready to move straight into.
Tastefully decorated and furnished throughout, the accommodation comprises two well-proportioned bedrooms, a spacious and versatile attic room, a comfortable living area, and well-appointed kitchen and bathroom facilities. The current owners have maintained the property to an exceptional standard, both internally and externally, creating a welcoming home that is ideal for permanent residence, a holiday retreat, or an investment opportunity.
Situated in a desirable location close to the stunning coastline and local amenities and golf course, this attractive property combines character, comfort, and practicality, making it a must-see for prospective purchasers.
Contact Beresford Adams to arrange a viewing.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







Total floor area 94.5 sq.m. (1,018 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.







Council Tax Band: **B**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01758 614198
E: pwllheli@beresfordadams.co.uk
91 High Street, Pwllheli, Gwynedd, LL53 5RR

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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