

Trem Y Don, Bryn Glas, Nefyn

Asking Price: £295,000

Beresford Adams













Situated in the highly sought-after coastal town of Nefyn, 1 Trem y Don is an impressive semi-detached family home offering generous accommodation across three floors. Combining character features with versatile living space, this property is ideally suited to growing families, those seeking a home office, or buyers looking for a property with excellent potential.

The ground floor welcomes you with two spacious reception rooms, the lounge benefiting from a charming original fireplace that adds warmth and character. To the rear of the property is a well-appointed kitchen, providing a practical and functional space for everyday living.

The first floor comprises three well-proportioned double bedrooms along with a family bathroom, offering comfortable accommodation for family and guests alike.

Occupying the second floor are three additional rooms, currently utilised for storage. These versatile spaces offer excellent potential, subject to any necessary consents, and could be adapted to suit a variety of needs.

Externally, the property is approached via a shared driveway and benefits from off-road parking. To the rear, there is a detached garage/workshop, an outbuilding and a greenhouse, providing ample storage and workspace. The beautifully maintained gardens extend to both the rear and side of the property, creating a delightful outdoor environment to enjoy throughout the year.







Total floor area 160.6 m² (1,729 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: **D**

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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