



**Apartment 10, Tywod Arian, Lon Golff, Morfa Nefyn, Gwynedd,
LL53 6YN, £175,000**

**HAF
JONES &
PEGLER**

A luxury first floor apartment situated in the popular coastal village renowned for its sandy beaches and golf course which are in easy walking distance, the apartment has mountain views.

The apartment briefly comprises entrance hall, open plan lounge/dining/kitchen with balcony off, 2 bedrooms master having en-suite shower room, bathroom. The apartment benefits from gas central heating and upvc double glazing.

The development also benefits from a small Gymnasium, Sauna, Games room and lifts to all floors.

DIRECTIONS

From the Pwllheli direction proceed on the A497 and at the Bryn Cynan roundabout proceed straight on, on to the B4412. At the crossroads in the centre of Morfa Nefyn proceed straight on and then cross over the next crossroads and enter the car park to the development.

ACCOMMODATION

ENTRANCE HALL

Radiator, coving to ceiling, fitted store cupboard, door to:

OPEN PLAN LOUNGE/DINING/KITCHEN 23' 5" x 23' 3" (7.13m x 7.08m)

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, integrated dishwasher and automatic washing machine, fitted electric oven, built-in four ring electric hob with extractor hood over, PVCu double glazed windows to rear, two radiators, PVCu double glazed door to Balcony.

BEDROOM 1 14' 7" x 9' 6" (4.44m x 2.89m)

PVCu double glazed window to front, two radiators, coving to ceiling, door to:

EN-SUITE SHOWER ROOM 0' 0" x 0' 0" (0m x 0m)

Fitted with three piece suite comprising shower cubicle, wash hand basin, w.c and heated towel rail tiled walls.

BEDROOM 2 13' 0" x 9' 8" (3.96m x 2.94m)

PVCu double glazed window to front, radiator, coving to ceiling, fitted wardrobe.

BATHROOM 0' 0" x 0' 0" (0m x 0m)

Fitted with three piece suite comprising bath, wash hand basin and w.c, tiled walls, heated towel rail, tiled flooring, ceiling spotlights.

OUTSIDE

The apartment benefits from off road parking area, communal lawned areas, use of gymnasium, sauna, games room.

LEASE

The apartment is held on a 150 year lease from 1st January 2006 with a service charge of £1100 per annum and a ground rent of £200 per annum.





Energy Performance Certificate



Apartment 10 Tywod Arian, Lon Golff, Morfa Nefyn, PWLLHELI, LL53 6YN

Dwelling type: Mid-floor flat
 Date of assessment: 04 February 2016
 Date of certificate: 04 February 2016
 Reference number: 0845-2824-7920-9306-9071
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 100 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

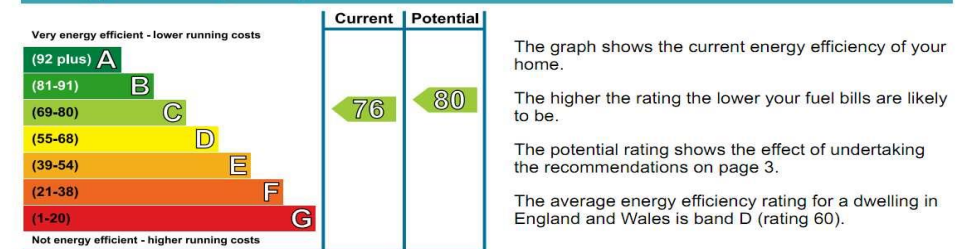
Estimated energy costs of dwelling for 3 years:	£ 1,926
Over 3 years you could save	£ 297

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 207 over 3 years	
Heating	£ 912 over 3 years	£ 864 over 3 years	
Hot Water	£ 738 over 3 years	£ 558 over 3 years	
Totals	£ 1,926	£ 1,629	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£15	£ 48	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 156	✓
3 Flue gas heat recovery device in conjunction with boiler	£400 - £900	£ 90	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

