



**Apartment 11, 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 11 Tywod Arian, Lon Golff, Morfa Nefyn, PWLLHELI, LL53 6YN

Dwelling type: Mid-floor flat
 Date of assessment: 21 April 2017
 Date of certificate: 24 April 2017
 Reference number: 8703-5395-8129-4327-4433
 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:	£ 1,818
Over 3 years you could save	£ 369

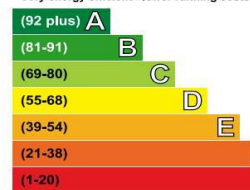
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 420 over 3 years	£ 210 over 3 years	<div style="border: 1px solid green; padding: 5px; text-align: center; color: white;"> You could save £ 369 over 3 years </div>
Heating	£ 777 over 3 years	£ 768 over 3 years	
Hot Water	£ 621 over 3 years	£ 471 over 3 years	
Totals	£ 1,818	£ 1,449	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
75	80

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£50	£ 162
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 132
3 Flue gas heat recovery device in conjunction with boiler	£400 - £900	£ 78

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.