

HAFOD

MYNYDD NEFYN, GWYNEDD



JACKSON-STOPS

**HAFOD, MYNYDD NEFYN,
GWYNEDD, LL53 6TN**

TOTAL APPROX. GROSS INTERNAL AREA: 1326 SQ FT / 123.26 SQ M

A DETACHED BUNGALOW WHICH HAS BEEN
RECENTLY MODERNISED AND OCCUPIES
AN ELEVATED POSITION WITH PANORAMIC
VIEWS ALONG THE COASTLINE



DISTANCES

NEFYN BEACH - 1 MILE
PWLLHELI - 6.5 MILES
ABERSOCH - 11 MILES
CAERNARFON - 21 MILES
BANGOR - 30 MILES
A55 EXPRESSWAY - 27 MILES
CHESTER - 86 MILES
LIVERPOOL - 99 MILES
MANCHESTER - 125 MILES
(DISTANCES APPROXIMATE)

FEATURES

- Open Plan Kitchen with Sitting & Dining Area
- Bedroom 1 with en-suite Bathroom
- Bedroom 2
- Bedroom 3
- Family Bathroom
- Attic Room

OUTSIDE

- Parking
- Terrace with Seating Area
- Detached Summer House
- Lawned Garden
- Series of Timber Stores



LOCATION

Hafod is located to the north side of the popular Llyn Peninsula, being in an elevated position above the seaside villages of Nefyn & Morfa Nefyn. The nearby villages offer a range of services including a post office, convenience store, chemist, surgery and bank with a more comprehensive range of facilities in nearby Pwllheli. There is extensive walking immediate from the property with Nefyn Mountain behind and the Llyn Area of Outstanding Natural Beauty a short distance away. Additionally, there are numerous walks along the nearby beaches & coastal path, with the ever-popular Ty Coch Inn (3 miles) on the waterfront at Porth Dinllaen. The thriving holiday resort of Abersoch is a short drive and boasts some of the best beaches and water sport facilities on the Llyn Peninsula along with numerous pubs, restaurants and high street shops. For the sailing enthusiasts there is a marina and racing at Pwllheli & Porthmadog whilst Abersoch is home to the South Caernarfonshire Yacht Club which hosts numerous regattas annually. On the recreational front there is extensive walking and mountain biking in the Snowdonia National Park, access to numerous castles & historic houses and golf courses locally at Abersoch, Royal St David's at Harlech and most notably Nefyn Golf Club which is well-regarded as one of the most scenic golf links in Wales.

COMMUNICATIONS

The area enjoys good road communications via the A55 expressway which is 6 miles beyond Caernarfon allowing ease of access along the North Wales coast to Chester, Liverpool, Manchester and the national motorway network beyond. There is a railway station at Bangor which offers a 3hr 15mins service to London Euston via Crewe and for international travel Liverpool and Manchester Airports are 108 and 117 miles respectively.



DESCRIPTION

Hafod is a detached bungalow which is constructed of block, under white painted roughcast elevations and slate roof. The property was constructed in 1993/94 and has subsequently extended more recently to create the master bedroom. Both during the build, and the extension, attention to detail has been made to create a unique property, maximising the location with the majority of rooms benefitting from the unrivalled views across the countryside & coastline. Over the past 15-20 years the property has undergone various schemes of improvement and modernisation with recently fitted kitchen & bathrooms, double glazed aluminium windows, construction of useful timber outbuildings and also the erection of the summer house which offers a variety of different uses.

From the drive the front door opens into the open plan kitchen & living space. This room has an impressive vaulted ceiling with exposed cross timbers & a-frame with the living space having a pine boarded floor. The kitchen has recently been replaced having a travertine limestone tile floor and extra tall fitted wall & base units. The sitting area is arranged around a log burning stove with slate hearth and from which there are sliding doors to the garden and spectacular views. Indeed,





from any part of the open plan space there is a lovely aspect. The kitchen has a breakfast bar to one end and is complete with quartz work-surfaces incorporating a Franke stainless steel sink with drainer, Hotpoint fridge & freezer, Bosch dishwasher and 2 ring gas & electric AGA. From the kitchen there is a separate set of doors to the rear garden. Off the living space is a turned staircase which leads to a useful pair of attic rooms with restricted head height & velux windows, and provide for useful storage space and for occasional use. To the right of the living space are all 3 bedrooms. To the right of an inner hall is the family bathroom, complete with tiled floor & walls, low flush w.c., hand basin, towel rail & shower cubicle. Bedroom 2 is opposite, being a double room with doors to rear garden. Bedroom 3 is a similar size, with aspect over the front. The master bedroom is also the rear of the house with vaulted ceiling and dual aspect, looking to the mountains and down to the coast. Within the master bedroom is a bank of fitted wardrobes and en-suite shower room with similar fittings to the family bathroom.

OUTSIDE

To the front of the house is a wide gravel parking area with shrub boards to either side of the gates and to the left of the drive is a timber wood store which has electric/power and rubberised roof. To the left of the drive, the gravel continues around the side house leading to the rear garden. The initial part of the rear garden is a flat paved & gravel area with space for table & chairs and from which there are far reaching views across the adjoining countryside towards the coast. The rear patio can be accessed from the kitchen, plus bedroom's 1 & 2 and offers a particularly private space. Beyond the patio is a banked shrub border which leads down to the lawned area and to the side of the house is a useful practical space with oil tank, timber shed, raised beds and pedestrian gate to the drive. Adjacent to the house, is the recently constructed summer house which is a particularly useful building, set on a concrete base with composite decking, Welsh larch clad &





rubberised roof. The summer house is fully insulated with bi-folding doors, power and electric and offers a very adaptable space either for working from home, gym facility or additional entertaining space taking best advantage of the afternoon and evening sun and the views.

DIRECTIONS

From Caernarfon travel south on the A487 following signs for Porthmadog. Continue for approximately 3½ miles and then take the second exit at the mini roundabout onto the A499 signposted for Pwllheli. Continue for approximately a further 10 miles and having reached another mini roundabout take the second exit signposted for Nefyn. Travel for a further 6 miles along the B4417 and when you reach the middle of Nefyn continue straight over the mini roundabout and then immediately turn right onto Stryd y Plas. After a short distance there is a fork in the road, stay to the left along Bryn Glas and ascend the hill. After ½ mile take the turning left opposite a mirror & field gate. Travel along the lane and after approximately 350m, after you start to ascend the hill, Hafod will be seen on your left.





PROPERTY INFORMATION

Address: Hafod, Mynydd Nefyn, Gwynedd, LL53 6TN.

Tenure: The property is freehold with vacant possession

Services: Mains water & electric services. Oil Central Heating. Private Drainage. Telephone line and Broadband connection.

Third Party Rights: The property is sold subject to all existing wayleaves, easements and rights of way, public or private whether specifically mentioned or not.

Local Authority: Gwynedd Council, Pwllheli - T: 01766 771000.

Council Tax: Band D 2026/27.

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: Strictly by appointment via Jackson-Stops, Chester office - T: 01244 328 361.



HAFOD

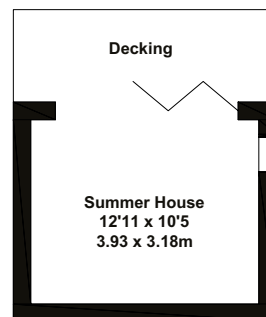
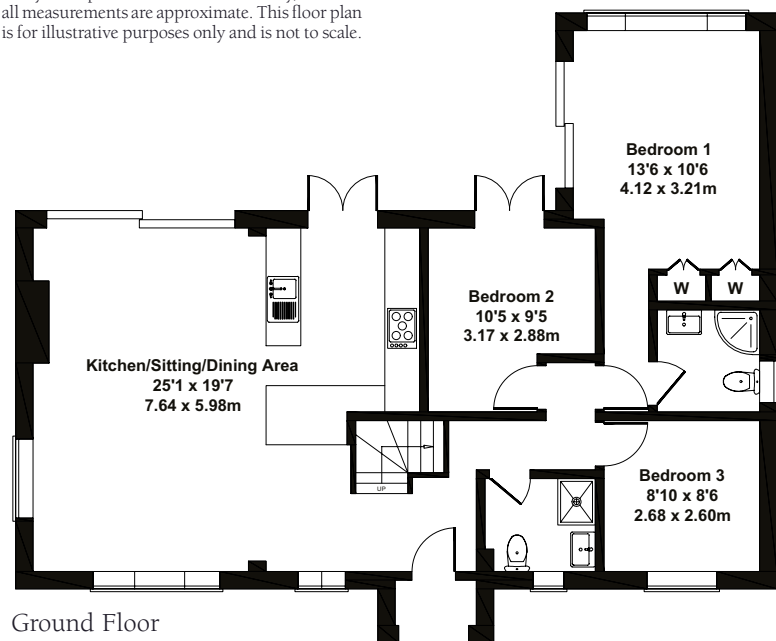
APPROXIMATE GROSS INTERNAL AREA:

HOUSE = 1192 SQ FT / 110.77 SQ M

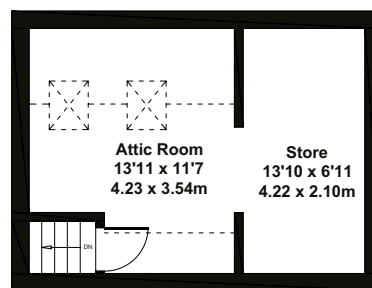
OUTBUILDING = 134 SQ FT / 12.49 SQ M

TOTAL = 1326 SQ FT / 123.26 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Outbuilding



First Floor



Porth Dinllaen



Nefyn Beach

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

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