

Lon Penrhos, PWLLHELI, Gwynedd

Asking Price: £495,000

Beresford Adams







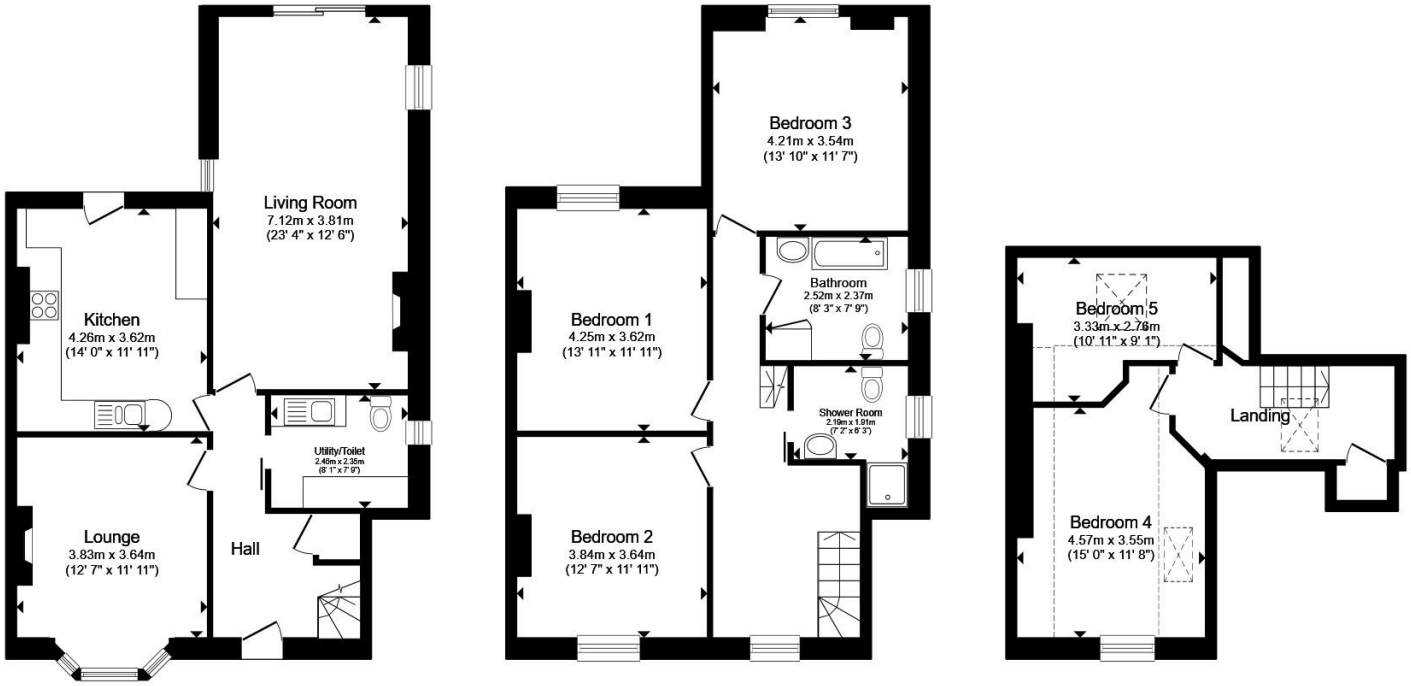
Porth Ewyn is an impressive and beautifully maintained residence, superbly positioned on Lon Penrhos in the highly soughtafter village of Morfa Nefyn. Enjoying a truly spectacular location, the property offers a rare opportunity to embrace modern, comfortable living within easy walking distance of local amenities, including the popular primary school, village shops, and the stunning sandy beach and renowned golf course, both just a stone's throw away.

Arranged over three floors, this spacious home benefits from double glazing and oil central heating throughout, ensuring year round comfort.

The ground floor welcomes you into a bright and inviting entrance hall, leading to a spacious and airy living room featuring a cosy log burner, perfect for winter evenings. To the rear of this reception room,there are patio doors which open directly onto the garden, creating a seamless indoor outdoor connection. Also on this level is a contemporary modern fitted kitchen, a useful utility room, and a further reception/dining room, currently utilised by the vendor as a home office, offering excellent flexibility.

The first floor comprises three well generously sized double bedrooms, along with a stylish family bathroom and shower room which are both fitted with contemporary fixtures and finishes.

On the second floor, there are two further well proportioned double bedrooms,



Total floor area 180.5 m² (1,942 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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