DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET



**Glanfa, Aberdesach, Caernarfon, Gwynedd, LL54 5EW**

Asking Price: £360,000

EPC Rating: F

# Glanfa, Aberdesach, Caernarfon, Gwynedd, LL54 5EW

## Summary

Now this is most definitely a rare and exciting opportunity not to be missed if you crave life by the sea. If this is what you have in mind, then this certainly hits the target for location and setting! Bordering an Area of Outstanding Natural Beauty and just some 80 yards or so from the scenic foreshore and shingle beach is this most generous Detached Bungalow, situated in the small coastal hamlet of Aberdesach where life by the sea and its shoreline will be your playground with the picturesque hills and rolling countryside nearby providing a fitting backdrop. An additional highlight is that the property comes with additional land measuring some 1.9 Acres, bordering the Desach River, offering what appears to be good pasture. So if you'd like to keep a pony or two, this would suit handsomely. The property itself is noted for its generously proportioned rooms throughout and the practicalities of an en-suite plus a bathroom and shower room. If you like retro, then you'll definitely have landed on your feet here as the interior exhibits all the traits of the 1960's and '70s. But, of course you may wish to modernise things your way and in this respect, the property should be regarded as a project to get your teeth into and offers much potential. There are two distinct reception rooms with the dual aspect lounge noted for its dimensions and comes fitted with a real flame gas fire. The sitting/dining room has a pitched ceiling and sliding patio doors opening to a conservatory. Externally, to the front and side is an enclosed paved garden with an off road parking area to the front of the garage. The garage has a wide up and over door and separate access door from the rear garden. To the rear is a generous part paved, part gravelled garden with a few mature plants, trees and shrubs. The land is accessed via a separate gate located to the rear and consists of undulating pasture bordering the River Desach. The property comes fitted with uPVC double glazing throughout and oil fired central heating.

Aberdesach is a small hamlet situated along a beautiful stretch of Wales' northern coastline. The beach is mainly shingle, opening to scenic flat sands as the tide retreats. If strolls along the beach and fine sea views are your thing then this is the place to be. Situated roughly 8 miles from Caernarfon, getting here offers spectacular scenery with the coastline and Irish Sea to one side, the magnificent Eryri/Snowdonia mountain range on the other. Your main shopping destination will be historic Caernarfon which has supermarkets, high street shopping and numerous independent traders within the 13th century castle walls plus a wealth of leisure facilities, a theatre, schools and the Welsh Highland Railway. The nearby A499 also runs towards Pwllheli and the stunning Llyn Peninsula.

## Directions

From our Caernarfon office, follow the A499 in the direction of Pwllheli. On reaching Aberdesach, turn right for the seafront and bearing right proceed for approximately 50 yards where you'll see the property on your right hand side.

**https://what3words.com/arrived.count.resonated**




## Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.
Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

## Heating

Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).

## Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

## Council Tax Band

The property is council tax band E.

## Energy Performance Rating

The property has the following EPC rating: F. See EPC report for full information.













| | |
|---|---|
| **Entrance Hall** | |
| **Lounge** | *6.23m x 3.64m (20'5" x 11'11")* |
| **Kitchen** | *2.70m x 4.22m (8'10" x 13'10")* |
| **Dining Room** | *3.01m x 3.60m (9'11" x 11'10")* |
| **Shower Room** | *3.02m x 1.66m (9'11" x 5'5") Max dimensions.* |
| **Conservatory** | *2.13m x 4.76m (7' x 15'7") Max dimensions.* |
| **Bedroom 1** | *3.93m x 4.23m (12'11" x 13'11")* |
| **En-suite Wetroom** | *3.41m x 1.92m (11'2" x 6'4")* |
| **Bedroom 2** | *3.94m x 3.63m (12'11" x 11'11")* |
| **Bedroom 3** | *2.42m x 3.29m (7'11" x 10'10")* |
| **Bathroom** | *2.15m x 3.28m (7'1" x 10'9") Max dimensions.* |
| **Garage** | |

- A Generously Proportioned Detached Bungalow
- Situated In A Most Scenic Coastal Setting
- Located Just 80 yards From The Foreshore
- Comes With Land Measuring Some 1.9 Acres
- Will Require Much Internal Modernising Work
- 3 Bedrooms, En-suite, Bathroom & Shower Room
- 2 Spacious Reception Rooms & Conservatory
- uPVC Double Glazing & Oil Central Heating
- Gardens, Off Road Parking & Attached Garage
- A Rare & Exciting Opportunity Make No Mistake






**Disclaimer**
Dafydd Hardy Estate Agents Limited, for themselves and the vendor, give notice that: (1) These particulars do not constitute any part of an offer or contract. (2) All statements are made without responsibility on the part of the agent or vendor. (3) No statement is to be relied upon as a representation of fact. (4) Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. (5) Neither the vendor nor the agent, nor any person in their employment, has authority to make or give any representation or warranty in relation to this property. (6) While floorplan accuracy is intended, measurements are approximate and no responsibility is taken for any error or omission. Plans are for illustrative purposes only. (7) Services and appliances have not been tested and no guarantee as to their operability is given. (8) All media, including photography and video, remain the property of the agent and must not be redistributed without prior written permission. Floorplans made with Metropix ©2026