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Ciliau Bungalow, Pistyll, Pwllheli, Gwynedd, LL53 6LY

Asking Price: £365,000

EPC Rating: D

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Summary

Set in an exceptionally scenic coastal position, this charming three Bedroom Detached Bungalow offers spacious and versatile accommodation, complemented by front and rear gardens, ample off-road parking, a sizeable garage and a useful secondary outbuilding. The property enjoys far-reaching views across rolling green countryside towards the rugged coastline and open sea. The surrounding landscape combines gently sloping fields, traditional stone walls and dramatic hillsides, creating a wonderfully peaceful and private setting. While the property requires some general modernisation, this combination of spectacular scenery, unspoilt countryside and a tranquil coastal atmosphere makes this an appealing location for those seeking a more relaxed pace of life within a truly picturesque setting. Located between Pistyll and Llithfaen on the Llyn Peninsula, the property is within a short drive of a selection of local amenities, including a café, public house and community hall. Further amenities and services can be found in the nearby village of Nefyn, approximately four miles away. The accommodation begins with an Entrance Hall, featuring a useful storage cupboard to the right and access to the loft space. At the far end of the Hallway is the Shower Room, fitted with an electric shower within a cubicle, W/C, wash hand basin and built-in cupboard, together with tiled walls and vinyl flooring. To the right of the hallway is the first of two Kitchens, fitted with wood-effect cabinetry and worktops, an integrated hob and extractor, together with a built-in breakfast bar. The room benefits from impressive views across the surrounding countryside towards the sea. Beyond the kitchen is a Sitting Room, featuring built-in shelving and a front-facing window providing attractive views across the surrounding landscape. On the right-hand side of the property are Bedrooms 2 and 3, both enjoying rear-facing views across the garden. Returning to the entrance hall, the spacious Lounge features two good-sized built-in cupboards and a front-facing window, taking full advantage of the impressive countryside and sea views. Double sliding doors lead through to the Dining Room, which features a striking handcrafted bar area. A side-facing window and sliding patio doors opening onto the rear garden create a pleasant connection between the indoor and outdoor spaces. Beyond the dining room is the second kitchen, again fitted with wood-effect cabinetry and worktops, an integrated hob, oven and extractor, together with plumbing for a dishwasher. Dual-aspect windows provide plenty of natural light and views over the surrounding grounds. A door leads through to the Utility Room, which benefits from plumbing for a washing machine, a rear-facing window and an external door. Off the Lounge is a further Reception Room, offering excellent flexibility and suitable for use as a playroom, dressing room, home office or additional sitting space. The room features a built-in wardrobe with mirrored sliding doors and leads through to the generous Bedroom 1. It is fitted with built-in wardrobes and benefits from dual-aspect windows overlooking the front and rear of the property. The room is complemented by a convenient En-suite Bathroom, fitted with a corner bath, W/C, wash hand basin and heated towel rail, with tiled walls and vinyl flooring. Outside to the front of the property is a concrete pathway and patio area, with steps leading down to a lawned section and stone seating area. Double gates to the right provide access to the side of the property. From the front garden, magnificent views extend across the surrounding countryside, a disused quarry and towards the sea. The rear garden comprises a combination of paved and slabbed areas enclosed by a boundary wall, with established trees providing a degree of privacy. There is also a patio area and an attractive water fountain with circular seating surrounding it, creating a pleasant space for outdoor relaxation and entertaining. To the side of the property, the main access comprises a combination of concrete and slabbed surfaces, providing off-road parking for several vehicles. There is also a sizeable garage, accessed via a metal roller door, with separate pedestrian access and a side window. A further secondary outbuilding provides useful additional storage. The property benefits from air source heating and uPVC double glazing throughout. *Please note, the property is accessed via a shared gravel track, with the final section leading down to the property being narrow and uneven. We advise this is only currently suitable for a 4x4 vehicle or similar.*

Directions

From our Caernarfon office, follow the A487/A4871 and then the A499 in the direction of Pwllheli. On the reaching the roundabout just before reaching Llanaealhaearn, take the second exit onto the B4417 signposted Nefyn. Proceed through the village of Llithfaen, continuing in the direction of Nefyn. After approximately 1 mile, take a right turn onto an unnamed off-road track. Continue down the track passing a farm on the left-hand side until you reach a wider section where the road forks. Follow the track down to the left past a neighbouring property and down the hill where the property is located on the left-hand side. **What3Words: apple.frail.overheard**



Services

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

Heating

Air Source Heat Pump. The agent has tested no services, appliances or central heating system (if any).

Tenure

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

Council Tax Band: The property is council tax band F.

Agents Note

We have been informed by the vendor that the vendor that the property benefits from a water main easement over the neighbouring field. For further information, please contact the office.













A charming three Bedroom Detached Bungalow enjoying spectacular panoramic countryside and sea views, versatile accommodation, generous gardens, ample parking, garage and outbuildings, all set in a peaceful coastal location on the Llyn Peninsula.

Entrance Hall	
Lounge	*5.98m x 3.64m (19'7" x 11'11") Max. dimensions*
Dining Room/Bar	*4.67m x 4.58m (15'4" x 15')*
Kitchen	*4.60m x 2.37m (15'1" x 7'9")*
Utility Room	*3.44m x 2.15m (11'3" x 7'1")*
Sitting Room	*3.54m x 3.50m (11'7" x 11'6")*
Kitchen	*3.50m x 2.36m (11'6" x 7'9")*
Bedroom 1	*6.04m x 3.01m (19'10" x 9'11")*
Ensuite Bathroom	*2.40m x 2.04m (7'10" x 6'8")*
Bedroom 2	*2.97m x 2.45m (9'9" x 8') Max. dimensions*
Bedroom 3	*2.40m x 2.38m (7'10" x 7'10")*
Garage	*5.06m x 4.35m (16'7" x 14'3")*
Outbuilding	

- Detached Bungalow in a Spectacular Coastal Setting
- 3 Bedrooms
- Spacious & Versatile Accommodation
- Far-Reaching Countryside & Sea Views
- Generous Front & Rear Gardens
- Off-Road Parking, Garage & Additional Storage Building
- Air Source Heat Pump & uPVC Double Glazing
- Viewing Recommended









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