

Lon Uchaf, Pwllheli,
Asking Price: £265,000

Beresford Adams




STOP
WRONG
THINK
RIGHT









Gwylfa is a beautifully presented four-bedroom semi-detached residence situated in the highly sought after coastal village of Morfa Nefyn.

Renowned for its stunning sandy beach, picturesque coastline and scenic walking routes, Morfa Nefyn is one of the area's most desirable locations. The village offers a range of convenient amenities including a supermarket and garage, local shops, traditional pubs, and cafés, all within easy reach.

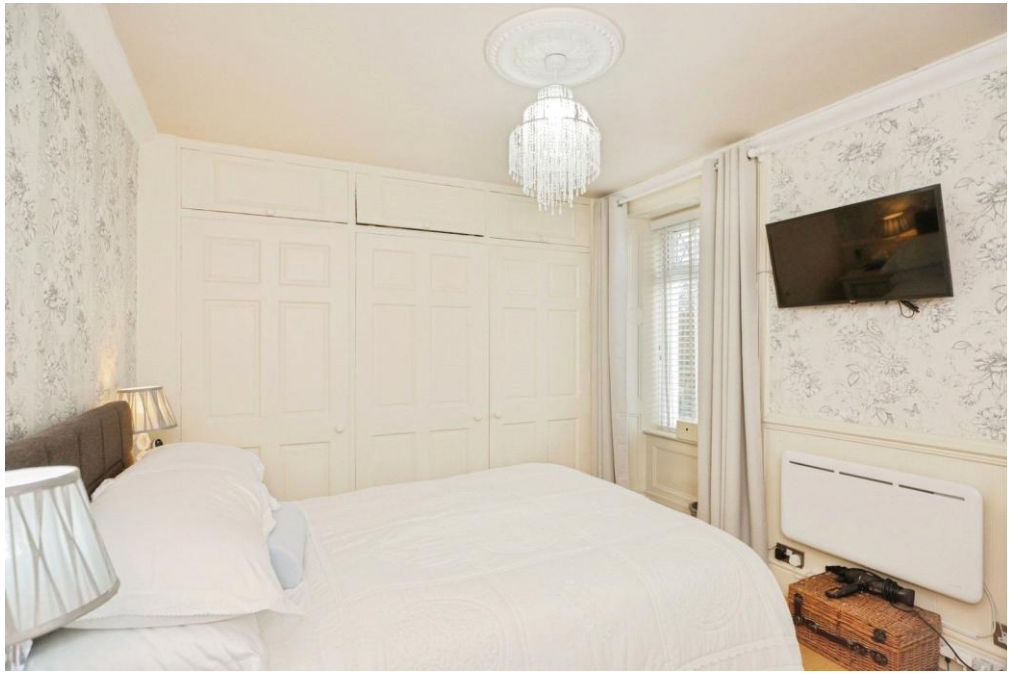
The accommodation is well proportioned throughout. Upon entering the property, a welcoming porch leads into the entrance hallway. The spacious lounge benefits from a large bay window, creating a bright and airy living space, while the separate dining room features an attractive inglenook area, currently utilised as a practical home office.

The modern fitted kitchen is equipped with an integrated oven, hob and dishwasher, providing a functional and stylish space for everyday living.

To the first floor are two generous double bedrooms, including the principal bedroom which benefits from fully fitted wardrobes. A contemporary family shower room completes the accommodation on this level.

The second floor offers a further two double attic bedrooms, one of which enjoys the benefit of built in wardrobes, providing ample storage space.

Externally, to the rear of the property, there is an impressive outbuilding currently







Ground Floor **First Floor** **Second Floor** **Outbuilding**

Total floor area 115.9 m² (1,248 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: **TBC**

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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