



Morfa Nefyn, Pwllheli, LL53

£455,000

Edrych am eiddo sylweddol mewn lleoliad poblogaidd? | Looking for a striking home that combines charm and contemporary style? Penrhos could be your perfect match!

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

CRYNODEB | SUMMARY:

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Looking for a striking home that combines charm and contemporary style? Penrhos could be your perfect match!

CROESO | WELCOME:

Eiddo sylweddol sydd wedi ei adnewyddu a'i foderneiddio trwyddo gan y perchnogion presennol i gyfuno cymeriad a lle byw moethus. Wedi'i leoli'n berffaith, o fewn cyrraedd hawdd o Glwb Golff Nefyn, Ty Coch a phobpeth sydd gan y pentre yma i'w gynnig. Llawn goleuni naturiol gyda unedau o ansawdd uchel ledled y cartref, ynghyd â gardd eang, mae'n gynnig cartref teuluol eithriadol mewn lleoliad hynod o ddeniadol.

A beautifully presented semi-detached 3 bedroom home, modernised and refurbished by the current owners to combine character, contemporary comfort, and stylish living spaces. Perfectly positioned within easy reach of Nefyn Golf Club, the renowned Ty Coch Inn, and the stunning National Trust Porthdinllaen Beach, this property offers the ideal blend of coastal living and convenience. Flooded with natural light and featuring high-quality fixtures throughout, along with a spacious garden, it presents an exceptional family home in a highly sought-after location.



CEGIN | KITCHEN: - 4.52m x 6.33m (14'10" x 20'9")

Maximum measurements.

The heart of the home, this stunning kitchen features a contemporary range of sleek base and wall units, complemented by beautiful worktops and quality integrated appliances, including a fridge, freezer, and dishwasher.

Double ovens provide both style and practicality, while the impressive central island with a five-ring hob, overhead extractor, and breakfast bar creates the perfect space for cooking, entertaining, or relaxed family dining.

Finishing touches include LED ceiling spotlights, uPVC double-glazed windows and door, underfloor heating, and a handy laundry cupboard with space for a stacked washing machine and dryer.

LLE FWYTA | DINING AREA: - 3.64m x 3.78m max (11'11" max x 12'5")

A bright and welcoming space, beautifully flooded with natural daylight through the uPVC double-glazed rooflight, expansive window walls, and patio doors. The room is finished with sleek LED ceiling spotlights and luxurious underfloor heating, creating a warm and inviting atmosphere all year round.

LOLFA | LOUNGE: - 3.18m x 5.82m (10'5" x 19'1")

A charming feature fireplace with a log burner creates a warm and welcoming focal point, perfectly complemented by exposed ceiling beams that add character and charm. uPVC double glazed windows and French doors fill the room with natural light, while a radiator ensures comfort throughout the seasons.

TOILED | TOILET: - 0.76m x 1.11m (2'6" x 3'8")

Contemporary cloakroom featuring a WC and a stylish wall mounted washbasin with integrated storage beneath.

STORFA | STORAGE ROOM: - 0.88m x 0.96m Max (2'11" x 3'2")

Heatmiser UH8-RF V2 multi-zone heating. Access to understairs storage area.

PEN GRISIAU LLAWR CYNTAF | FIRST FLOOR LANDING: - 1.75m x 2.76m (5'9" x 9'1")

Maximum measurements. uPVC double glazed window. Stairs to second floor, steps descending:

LLOFFT 1 | BEDROOM 1: - 3.16m x 4.12m (10'4" x 13'6")

Exposed beams to ceiling, walk-in wardrobe, 2 uPVC double glazed windows, radiator. Pocket door to:

EN-SUITE: - 2.01m x 1.6m (6'7" x 5'3")

Finished with LED ceiling spotlights, this contemporary bathroom features a modern suite, including a shower cubicle with a waterfall head. A sleek vanity unit with integrated storage beneath the washbasin, a WC, and a mirrored storage cabinet combine style with practicality. Additional touches include a feature towel radiator and a uPVC double glazed window.

LLOFFT 2 | BEDROOM 2: - 4.69m x 3.41m (15'5" x 11'2")

Maximum measurements.

2 uPVC double glazed windows, radiator. Built-in wardrobe to understairs. Shelved cupboard with double doors.





YSTAFELL YMOLCHI | BATHROOM: - 2.66m x 2.97m (8'9" x 9'9") Maximum measurements.

This contemporary bathroom boasts a modern suite with panelled bath, separate shower cubicle with waterfall head and hand attachment. Vanity unit with washbasin storage under and mirrored cabinet above. WC. uPVC double glazed window. Feature towel radiator. Built in cupboard with wall mounted boiler.

PEN GRISIAU AIL LLAWR | SECOND FLOOR LANDING:

uPVC double glazed window.

LLOFFT 3 | BEDROOM 3: - 4.55m x 3.72m (14'11" x 12'2") Maximum measurements.

2 uPVC double glazed dormer windows.

TU ALLAN | OUTSIDE:

A gated gravelled driveway provides ample off-road parking, leading to a garage measuring 2.88m x 6.78m (9'5" x 22'3"). Zappi EV charger. The enclosed, spacious rear garden features a well-maintained lawn and a patio area, perfect for outdoor entertaining. LPG gas tank.

PERCHNOGAETH | TENURE: Freehold. **GWASANAETHAU | SERVICES (NOT TESTED):** We believe that mains water, electric and drainage are connected plus LPG central heating. **TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE:** D (61). **TRETH CYNGOR | COUNCIL TAX BAND:** D.

