

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 3 Llofft | 3 Bedroom Semi-Detached Coastal Property
Castell Pentraeth, Lon Y Traeth
Nefyn, LL53 6EE

REDUCED

£450,000

www.lwhproperty.com



Castell Pentraeth, Lon Y Traeth, Nefyn LL53 6EE

Castell Pentraeth represents a landmark sale of one of the most prominent properties on the Llyn Peninsula coastline, situated on the clifftop above Nefyn Beach | Gwerthiant un o'r eiddo amlycaf ar arfordir Penrhyn Llyn, mae Castell Pentraeth wedi'i leoli ar y clogwyn uwchben traeth Nefyn.

Dating back to the early 1900's, the name Castell is Castle in Welsh and the property is constructed in the style of a Castle. The semi-detached property is truly unique bustling with character and quirky features.

The accommodation is set of over 3 floors comprising a small cellar accessed externally, ground floor living accommodation and 3 bedrooms located on the 1st floor. The elevated position provides far reaching views in all directions, the northerly views towards Porth Nefyn is the key attraction to Castell Pentraeth.

Externally the property comprises a large garage off the tarmac driveway which wraps around the front of the property. To the rear, a courtyard style garden is situated, providing a sheltered, South facing sun trap. The beach, sea and coastal path are all located on the doorstep with the local amenities in Nefyn within walking distance.

27 Penlan Street Pwllheli Gwynedd LL53 5DE

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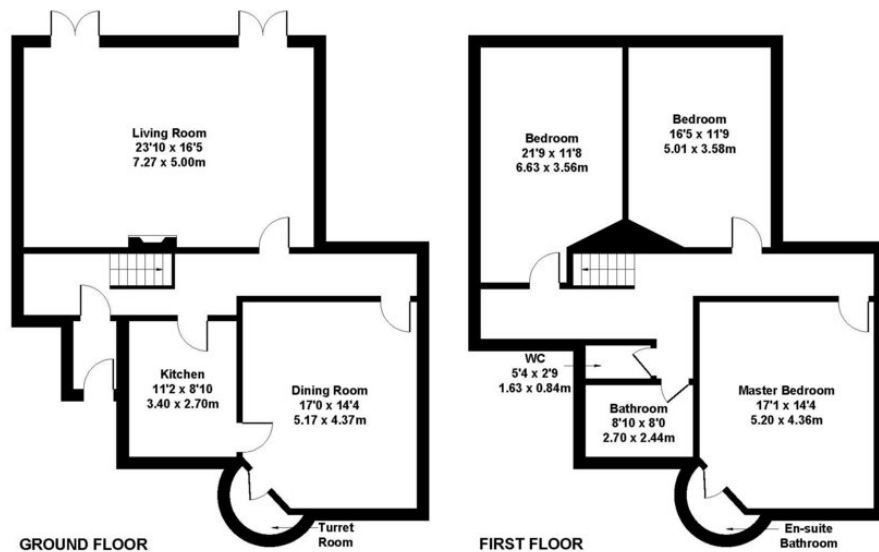
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents



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Approximate Gross Internal Area
1873 sq ft - 174 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(80-80) C		
(54-66) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Basement:

Storage and Boiler Room, Accessed via an External Staircase.

Ground Floor:

Entrance Porch - 1.09m x 1.70m

Hallway - 1.34 x 4.73m (max)

Stairs to 1st Floor

Kitchen - 2.70m x 3.40m

Fitted Kitchen with Integrated Appliances.

Dining Room - 4.37m x 5.17m

Feature Fireplace.

Turret Room - 2.0m (Diameter)

Reception Room - 5.0m x 7.27m

Feature Fireplace, Patio Doors to Rear Garden.

First Floor:

Hallway - 1.33m x 4.85m

Bedroom - 3.56m x 6.63m

Fireplace.

Bedroom - 3.58m x 5.01m

Fireplace.

WC - 0.84m x 1.63m

Bathroom - 2.44m x 2.70m

Basin, Bath, Shower Over Bath.

Master Bedroom 3.92m x 4.26m

Turret Ensuite 1.82m x 2.5m

WC, Basin, Walk In Shower

The property is of traditional construction, stone elevations, rendered with pebble dash under flat roofing.

Mains Drainage | Mains Water | Oil Fired Central Heating

EPC: F | Council Tax Band: TBC

Directions

From Nefyn 'Y Groes' mini roundabout head towards Morfa Nefyn past the Nanhoron Hotel. After passing Nefyn Primary School, take the right hand junction signposted 'Beach' and follow Lon Y Traeth. The property is located on the left hand side, at the end of the road ahead of the descent down to the Beach.

Method of Sale:

The land is offered for sale by Private Treaty.

Viewing:

Strictly by appointment only.

Tenure:

Freehold with vacant possession on completion.

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