



Tai Refail, Pencaerau, Nr Aberdaron LL53

£222,500

Edrych am eiddo sydd wedi ei adnewyddu i gynnig lle braf sydd filltir o Aberdaron? | Looking for a charming cottage that's been renovated and fully refurbished to provide a cosy home set in a secluded position that's just 1 mile from the picturesque village of Aberdaron?

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CRYNODEB | SUMMARY:

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CROESO | WELCOME:

Discover a charming, newly refurbished home, beautifully renovated in 2024 and tucked away in a peaceful, secluded setting amid the rolling farmland of the Llyn Peninsula, yet just one mile from the picturesque coastal village of Aberdaron. With 3 bedrooms and a bathroom, this stylishly updated property offers an intimate yet contemporary retreat, ideal for anyone seeking a calm and restorative countryside lifestyle.

The bright, open-plan living, dining, and kitchen area has been thoughtfully redesigned and is bathed in natural light. A cosy log burner creates a warm, welcoming atmosphere for both relaxation and entertaining, while expansive windows frame sweeping inland views. The adjoining garden provides the perfect spot to unwind and enjoy the surrounding landscape.

Accommodation includes a double bedroom, a second double with lovely views, and a third bedroom with children's bunk beds. A well-appointed family bathroom serves all rooms. The property also benefits from off-road parking and an EV charger.



Step outside and join the Welsh Coastal Path directly from your doorstep, offering countless opportunities for scenic walks along the peninsula. Aberdaron itself provides a friendly community feel, complete with traditional pubs, charming cafés, and a National Trust centre. A choice of stunning beaches, including Aberdaron Beach, Porth Ysgo, Porthdinllaen, and Porthor are within easy reach, while surfing enthusiasts will appreciate that Porth Neigwl (Hell's Mouth) is only a 20-minute drive away.

Perfect for those seeking tranquillity, modern comfort, and a relaxed coastal way of life, this newly renovated home offers the ideal balance of rural seclusion and convenient access to village amenities and the natural beauty of the Llyn Peninsula.

LOLFA | LOUNGE: - 3.56m x 3.82m (11'8" x 12'6") Maximum measurements.

Double glazed stable style door and double glazed window. Feature log burner and exposed stone wall perfectly combining the old and the new. Feature electric radiator. LED spotlights to ceiling. Understairs storage.

CEGIN GYDA LLE BWYTA | KITCHEN/DINER: - 3.82m x 3.71m (12'6" x 12'2") Maximum Measurements.

Range of modern wall and base units. Electric hob with extractor over, integrated oven, microwave, dishwasher, fridge, freezer and washing machine. Electric radiator. LED spotlights to ceiling. Stairs to first floor. Double glazed window and double glazed stable style door to outside.

CYNTEDD | LANDING: - 0.71m min x 3.08m max (2'3" min x 10'1" max)

Exposed beam to ceiling with LED spotlights.

LLOFFT 1 | BEDROOM 1: - 3.46m x 1.97m (11'4" x 6'6")

Exposed beams to ceiling. Double glazed window. LED spotlights. Electric radiator. Built-in wardrobe.

LLOFFT 2 | BEDROOM 2: - 1.92m x 3.35m (6'4" x 11'0")

Double glazed window. Electric radiator.

LLOFFT 3 | BEDROOM 3: - 1.66m x 3.06m (5'5" x 10'0")

Maximum measurements.

Built-in bunk beds. Double glazed window. Electric radiator.

YSTAFELL YMOLCHI | BATHROOM: - 1.84m x 2.03m (6'0" x 6'7") Maximum measurements.

Beautifully styled, modern rustic materials with modern fixtures to create a stylish, inviting bathroom that feels both contemporary and warm. Bath with waterfall shower over. Wall mounted washbasin, W.C., feature electric towel rail. Built-in cupboard housing the hot water cylinder. Exposed beam, skylight and LED spotlights to ceiling.

TU ALLAN | OUTSIDE:

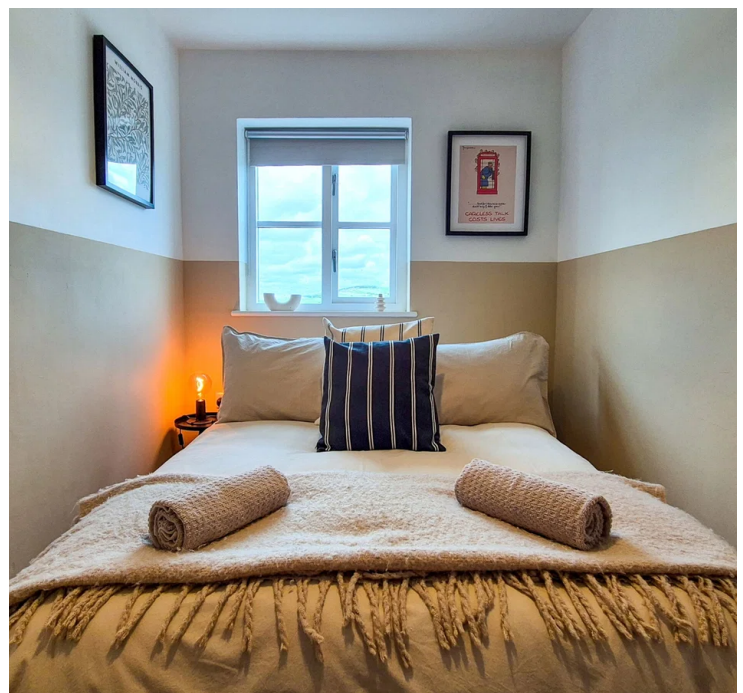
Front forecourt. The generous paved patio provides ample room for outdoor dining and entertaining to enjoy the countryside views. Lawned garden. Shed. Benefiting from a right of way in the form of a path to the back of the house, which is shared by the residents'. Nearby land provides an enclosed off road parking area with EV charger.

PERCHNOGAETH | TENURE:

Freehold.

GWASANAETHAU | SERVICES (NOT TESTED):

We believe that mains water, electric and private drainage are connected.





TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE: D (64).

TRETH CYNGOR | COUNCIL TAX BAND: B.

CYFARWYDDIADAU | DIRECTIONS:

Located on the roadside between Rhiw & Aberdaron. Map coordinates: 52.809516 -4.679444 What3Words:
///fancied.appetite.surprises

