



28 Gwel Y Mor, Dwygyfylchi, Penmaenmawr, LL34 6SB

- Offers Over £325,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

A Peaceful Coastal Lifestyle with Stunning Sea Views

Positioned in a peaceful cul-de-sac on the ever-popular Gwel y Môr development in Dwygyfylchi, this beautifully presented three-bedroom detached home is just nine years old and offers the perfect balance of modern living, convenience and an enviable coastal setting. Enjoy uninterrupted sea views from the rear of the property, with open fields beyond creating a wonderful sense of privacy. For families with young children, there's the added benefit of a lovely play park just at the end of the cul-de-sac, making this an ideal location for family life while still enjoying the peace and tranquillity this sought-after development has to offer.

Perfectly positioned on the edge of this sought-after development, the property enjoys one of its greatest assets, an open rear aspect with no overlooking neighbours. Instead, your garden backs directly onto open fields, creating a wonderful sense of privacy while framing far-reaching sea views towards the North Wales coastline.

Inside, the home has been lovingly maintained and is presented in neutral tones throughout, creating a bright, welcoming space that's ready for you to move straight into. The heart of the home is the modern kitchen and dining area, ideal for everything from busy family breakfasts to entertaining friends, while the adjoining utility room keeps everyday life organised and clutter-free.

Upstairs, the principal bedroom offers its own stylish en-suite shower room, providing a peaceful retreat at the end of the day. Two further well-proportioned bedrooms and a contemporary family bathroom, complete with a bath and shower over, ensure there's plenty of space for family, guests or a home office.

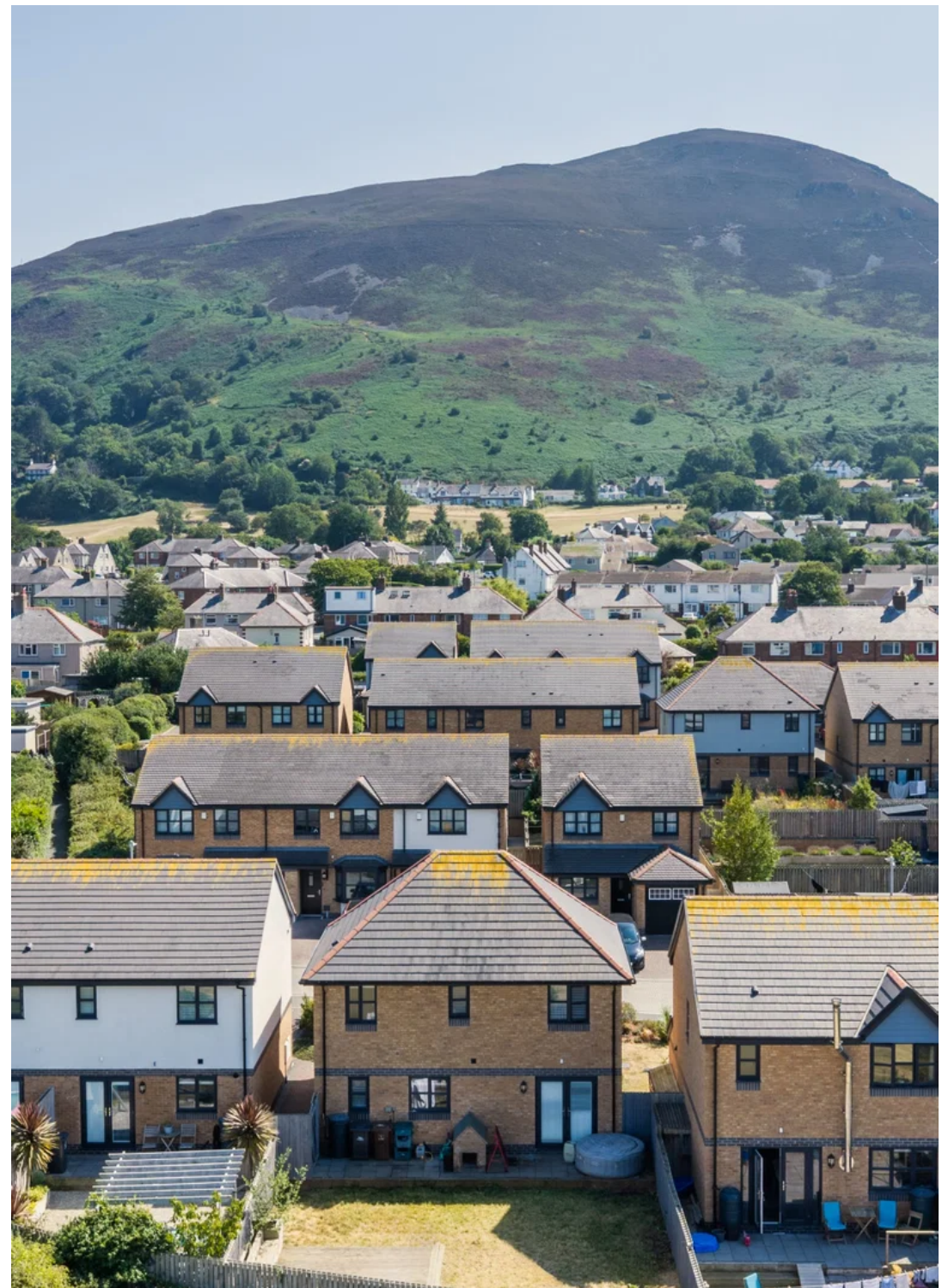
Outside, you'll find off-road parking for two vehicles alongside an integral garage, offering additional storage or potential for those needing workshop or hobby space.

Why you'll love living here:

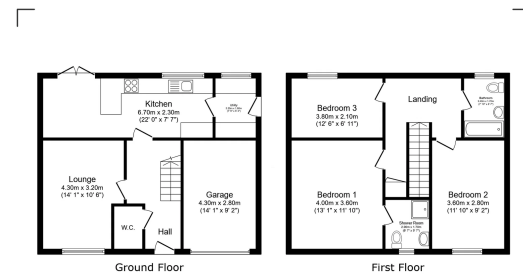
Dwygyfylchi is one of North Wales' hidden coastal gems, perfectly placed between Conwy and Bangor. From your doorstep you can enjoy scenic coastal walks, nearby beaches, the dramatic landscapes of Eryri (Snowdonia), and the spectacular North Wales coastline. Excellent access to the A55 Expressway makes commuting across North Wales or into Chester and beyond remarkably convenient.

Families will appreciate being just moments from the local primary school, while everyday essentials are within easy reach thanks to nearby convenience stores. Whether you're looking for a quieter pace of life, somewhere to raise a family, or a home that's easy to lock up and leave while you travel, this location offers the perfect balance of tranquillity and accessibility.

With its EPC rating of B, modern accommodation, exceptional privacy, breathtaking sea views and desirable cul-de-sac setting, this home is perfectly suited to growing families, professional couples, upsizers seeking more space, or downsizers wanting a low-maintenance detached home without compromising on quality or location.







Total floor area: 113.5 sq.m. (1,221 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate. No claims are made. Any errors or omissions are the responsibility of the user. The liability is limited to the extent of the information provided. It is not intended to be used for any other purpose. The liability is limited to the extent of the information provided.



Signature Property Partners - Kelly Young

07704 486 061

kelly.young@signaturepp.co.uk

<https://signaturepropertypartners.co.uk/>