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Pen Lon, 4 Llys Madryn, Lon Uchaf, Morfa Nefyn, LL53 6EX

£895,000

- Superior Detached Residence
- 4 Bedrooms, All with En-suites
- 4 acres of land
- Exceptional Accommodation
- Private Drive, Gardens & Garage
- Elevated Position with Countryside Views

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Tudor Estate Agents & Chartered Surveyors are delighted to present to the market this truly superb and substantial residence, occupying an elevated plot in the sought-after seaside resort of Morfa Nefyn, on the north coast of the glorious Llyn Peninsula.

Finished to an exceptionally high standard, this impressive home offers modern, comfortable accommodation attractively decorated throughout. Constructed to a high standard with an eco-friendly air source heat pump.The layout briefly comprises: welcoming Entrance Hall; Lounge with large bi-fold doors opening onto the paved patio; Cloakroom; Utility Room; Boiler Room; Study; and a contemporary open-plan Kitchen/Diner flowing into a Winter Sun Room, again with bi-fold doors to the patio - perfect for entertaining and family living.

On the first floor the property boasts four generously proportioned Bedrooms, each with its own en-suite, providing luxurious private space for all the family.

Externally, the residence continues to impress: a private driveway leads to ample parking and a garage. The delightful large lawned garden with paved patio enjoys far-reaching views over open countryside. A gate provides access to approximately 4 acres of land, with agricultural fencing separating the gardens. A track connects back to Lon Uchaf, thereby offering the rare advantage of two gated entrances to the property.

Early viewing is highly recommended to fully appreciate this beautiful home, its quality, space, and setting.

GROUND FLOOR

Entrance Hallway
UPVC double glazed door. Attractive tiled floor with underfloor heating throughout. Oak stairway with glazed panels to first floor. Door to: -

Cloak Room
Low level WC. Vanity washbasin.

Utility room 8'2 x 10'11 (2.49m x 3.33m)
Worktop with single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine. Space for dryer. Door to: -

Boiler Room 6'2 x 6'2 (1.88m x 1.88m)
High-tech specification including pre-lagged cylinder, air source heat pump, and Diafold underfloor heating system.

Lounge 18'5 x 22'1 (5.61m x 6.73m)
Engineered oak floor. Large corner UPVC bifold and opening patio doors leading out to large paved patio area. Underfloor heating. Wall mounted electric flame effect heater. Dual doorways to the hallway.

Study 10'6" x 10'11" (3.20 x 3.33)
Oak floor. Underfloor heating.

Kitchen-Diner 22'9 x 17'0 (6.93m x 5.18m)
Corian worktops with stainless steel under fitted twin bowl sink with mixer tap. Breakfast unit. Integral dishwasher. Integral fridge. Two ovens and two grills. Pull out pantry cupboard. Integral freezer. Plinth lighting. Wine cooler. Gas hob with extractor hood over. Tiled floor with underfloor heating. Bifold UPVC double glazed doors leading to large paved patio area.

Winter Sun Room 13'1 x 11'6 (3.99m x 3.51m)
Bifold UPVC double glazed doors leading to large paved patio area. Tiled floor.

FIRST FLOOR

Landing
Radiator.

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Bedroom 1 18'5 x 22'2 (5.61m x 6.76m)
Maximum measurements to door recess. 'L' shaped room. Romeo and Juliet balcony overlooking the garden with views over open countryside and Garnfadryn in the distance. Radiator. Door to: -

En-suite Bathroom
Vanity washbasin. Jacuzzi style bath. Low level WC. Corner entry shower cubicle. Tiled walls and floor. Towel radiator.

Bedroom 2 20'2 x 18'5 (6.15m x 5.61m)
Maximum measurements. Romeo and Juliet style balcony with views over open countryside and Garnfadryn in the distance. Radiator. Door to: -

En-suite Bathroom
Vanity washbasin. Modern freestanding bath. Low level WC. Corner entry shower. Tiled walls and floor. Towel radiator.

Bedroom 3 12'11 x 11'0 (3.94m x 3.35m)
Romeo and Juliet style balcony facing north west. Radiator. Door to: -

En-suite Shower Room
Low level WC. Pedestal washbasin. Corner entry shower. Tiled walls and floor. Towel radiator.

Bedroom 4 12'6 x 11'8 (3.81m x 3.56m)
Larger corner glazed area with Romeo and Juliet style balcony overlooking the garden. Door to:-

En-suite Shower Room
Corner entry shower cubicle. Pedestal washbasin. Low level WC. Tiled walls and floor. Towel radiator.

OUTSIDE
Driveway leading to ample parking and garage. Delightful large lawned garden with paved patio area, all enjoying views over open countryside. A gate provides access to approximately 4 acres of land, with agricultural fencing separating the gardens. A track leads back to Lon Uchaf, thereby offering two gated entrances to the property.

Garage 19'8 x 19'8 (5.99m x 5.99m)
With electricity supply. Automatic roller door.

SERVICES
We understand that mains water, electricity and drainage are connected to the property. Heating by air source heat pump. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE
We understand that the property is freehold with vacant possession available on completion.

COUNCIL TAX
Band F

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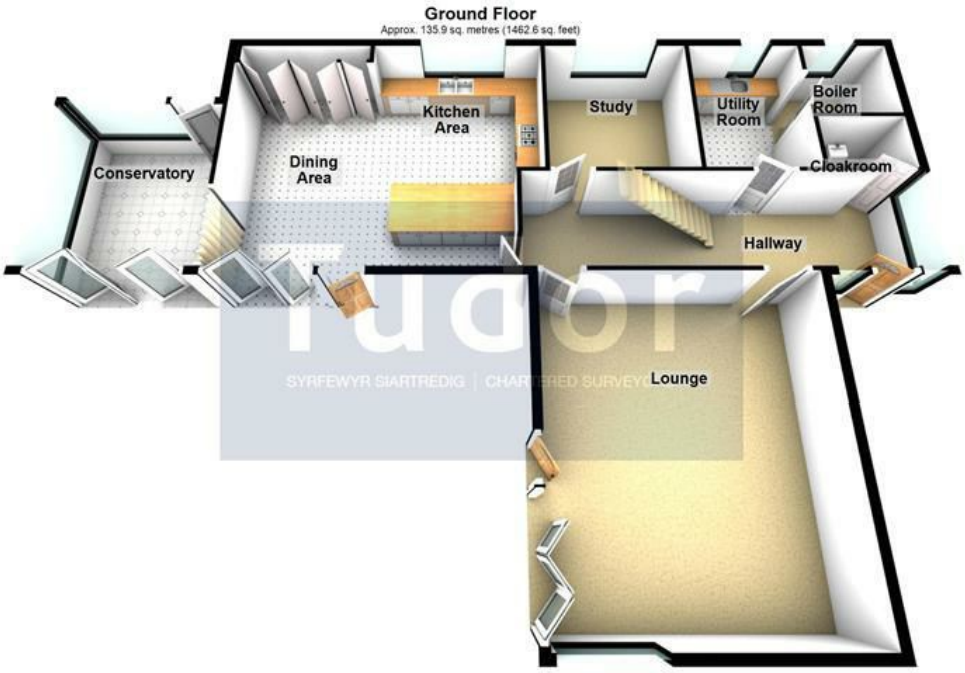

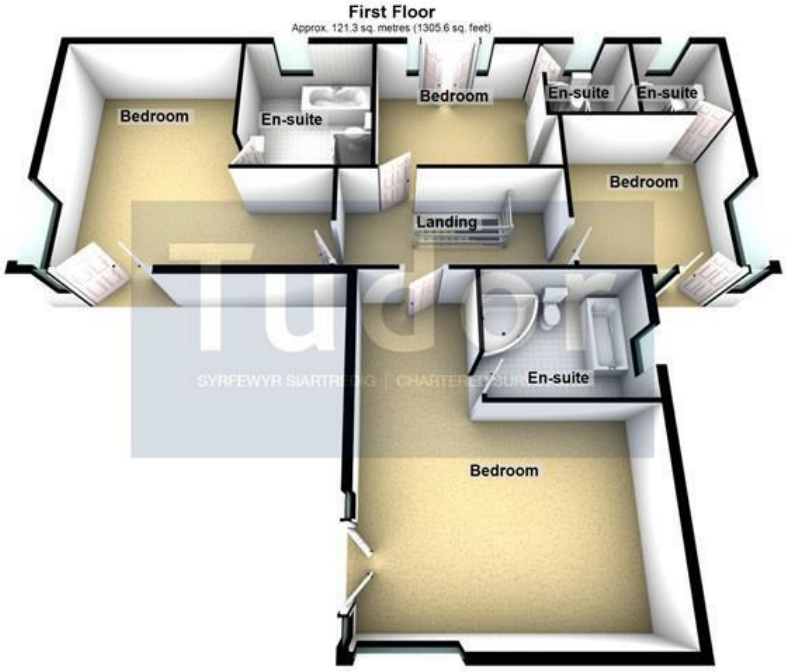

Total area: approx. 257.2 sq. metres (2768.1 sq. feet)

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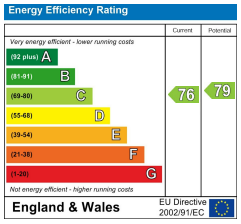
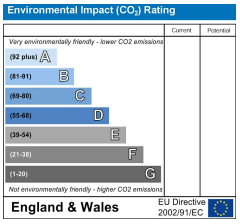
From Pwllheli proceed in a north-west on the A497. Pass through Efailnewydd and then straight on at the Bryn Cynan roundabout (B4412). Enter Morfa Nefyn and the entrance to Llys Madryn is on the left hand side just before Madryn. Proceed pass the new houses (on the right) and number 4 Llys Madryn is at the end of the private drive. O.S Ref:- SH 292-399. Sat Nav Ref:- LL53 6EX.





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