



## Wern Y Wylan, Morfa Nefyn, LL53

**£350,000**

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**CRYNODEB | SUMMARY:**

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**CROESO | WELCOME:**

Byngalo ar wahân mewn lleoliad poblogaidd. Eiddo gyda lleoedd byw braf, 3 ystafell wely, ystafell haul a garej sengl. Tu allan mae'r cynnal a chadw yn isel ac yn berffaith i'r rhai sy'n chwilio am hwylustod a hygyrchedd, a hynny i gyd wrth fwynhau golygfeydd dros gefn gwlad tuag at Garn Fadryn.

A superbly positioned 3 bedroom detached bungalow in the highly sought-after Wern Y Wylan development, within walking distance of the beach, the iconic Ty Coch Inn and the renowned Nefyn Golf Club, enjoying attractive countryside views towards Garn Fadryn.

The property provides comfortable and versatile single-level living, ideal as a main residence, retirement home or coastal retreat. A welcoming lounge with log burner flows through to a bright conservatory, perfectly positioned to take in the surrounding views, while the fitted kitchen with breakfast bar offers a practical and sociable space.



There are three bedrooms, including a principal bedroom with en-suite, in addition to a modern family bathroom. The layout is both functional and easy to maintain, with useful storage throughout.

Externally, the property benefits from low-maintenance gardens, a private driveway, EV charging point and a single garage. To the rear, a patio seating area creates an ideal space to relax and enjoy the open countryside backdrop.

The location is a particular highlight set within easy reach of the beach and coastal path, as well as the well-known Ty Coch Inn and the spectacular Nefyn Golf Club, widely regarded as one of the most scenic courses in Wales. This is an excellent opportunity to acquire a manageable home in one of the Llŷn Peninsula's most desirable coastal settings.

**CYNTEDD | ENTRANCE HALL:** - 1.32m x 3.19m (4'3" x 10'5")  
uPVC Double glazed external door, radiator.

**LOLFFA | LOUNGE:** - 3.32m x 2.74m (10'11" x 9'0")  
Feature fireplace with log burner. 2 radiators. uPVC double glazed sliding patio doors. uPVC double glazed window. Archway to conservatory.

**CEGIN | KITCHEN:** - 3.95m x 3.68m (13'0" x 12'1")  
Range of base and wall units plus breakfast bar. Radiator. uPVC double glazed window. Archway to conservatory.

**CYNTEDD MEWNOL | INNER HALLWAY:** - 0.89m x 6.92m (2'11" x 22'8") **Minimum measurements.**  
Radiator. Access hatch to roof space.

**LLOFFT 1 | BEDROOM 1:** - 2.98m max x 3.67m (9'9" max x 12'0")  
Fitted wardrobes and storage cupboards at high level. Radiator, uPVC double glazed window. Door to:

**EN SUITE - 1.95m x 1.45m (6'5" x 4'9")**  
Vanity unit with WC, washbasin and storage under. uPVC double glazed window. Fitted wall units. Quadrant shower unit with integrated mixer shower. 2 towel rail radiators.

**LLOFFT 2 | BEDROOM 2:** - 2.77m x 4.22m (9'1" x 13'10")  
Built in shelving to one corner. Radiator. uPVC double glazed window.

**LLOFFT 3 | BEDROOM 3:** - 2.94m max x 2.42m (9'7" max x 7'11")  
Fitted wardrobes. Radiator. uPVC double glazed window.

**YSTAFELL YMOLCHI | BATHROOM:** - 1.9m x 2.05m (6'3" x 6'9")  
Vanity unit with washbasin, WC and storage under with fitted cupboards above. uPVC double glazed window. Towel rail radiator. Panelled bath.

**YSTAFELL HAUL | CONSERVATORY:** - 3.32m x 2.74m (10'11" x 9'0")  
Doubled glazed windows and patio doors. Radiator. Wall mounted electric heater with plug. Views over garden towards Garn Fadryn.

**STORFA | STORAGE ROOM:** - 1.89m x 0.81m (6'2" x 2'8")  
Shelving. Wall units. Radiator.

**GAREJ | GARAGE:** - 2.84m x 5.26m (9'3" x 17'3")  
Garage with up and over door. Shelving. Water tap. Worcester Bosh boiler. uPVC double glazed window. Internal door to inner hallway.





**TU ALLAN | OUTSIDE:**

The exterior offers practical features and benefits from a low maintenance design, allowing more time to enjoy nearby attractions and less on upkeep. To the rear, patio seating area to enjoy the captivating views over the picturesque countryside towards Garn Fadryn, providing a serene backdrop to this charming home. Oil tank. Driveway to front providing off road parking and single garage with up and over door. EV charger.

**PERCHNOGAETH | TENURE:**

Freehold.

**GWASANAETHAU | SERVICES (NOT TESTED):**

We believe that mains water, electric, and drainage plus oil central heating are connected. EV charger.

**TRETH CYNGOR | COUNCIL TAX BAND: F**

**TYSTYSGRIF YNNI | ENERGY PERFORMANCE CERTIFICATE: D (59)**

**CYFARWYDDIADAU | DIRECTIONS:**

From Lon Golff, turn left into Wern Y Wylan. Pen'rhewl can be found at the far end on your left hand side. Map coordinates: 52.933563 -4.557266 What3Words: ///accent.freshen.interviewer

