



Pendragon House, Penrhos, Pwllheli, Gwynedd. LL53 7TB

- 15 MINUTE WALK TO THE BEACH
- PANORAMIC SEA AND GOLF COURSE VIEWS
- LARGE DETACHED GARAGE (11 X 3.4M)
- 1 OF ONLY 7 PROPERTIES IN THIS SOUGHT AFTER LOCATION
- GENEROUS GARDEN AND DRIVEWAY
- SOLAR PANELS

PROPERTY DESCRIPTION

Located in a quiet, private location in Penrhos, Gwynedd, Pendragon House is one of only seven properties in the sought after exclusive location. This stunning four-bedroom detached family home boasts breathtaking panoramic views of both a golf course and the sparkling sea beyond.

Upon arrival, you are greeted by a generous driveway offering ample parking and access to a substantial detached garage – perfect for a car enthusiasts or those requiring additional storage. Step inside, and you'll immediately appreciate the spacious and light-filled interiors, designed to maximise the captivating views.

The ground floor features a welcoming entrance hall with vaulted ceilings, leading to a series of versatile reception rooms. The living room is dual aspect and provides plenty of natural light. The adjoining dining area flows seamlessly, creating an ideal space for family gatherings and formal dinners. Bedroom 1 is accessed from the living area which features integrated storage, a W/C and access to the back garden.

The well-appointed kitchen, designed with both functionality and style in mind, offers modern appliances and ample workspace with a dedicated utility room, making it a joy for any aspiring chef. A shower room is located in the entrance hall.

Ascend the staircase to the first floor, where three generously sized bedrooms await. Each bedroom is thoughtfully designed to provide comfort and tranquility, with the two back rooms enjoying the most spectacular views. Wake up to the sight of rolling greens and shimmering waves, a truly unique and inspiring start to the day. A family bathroom, complete with bath tub and shower cubicle, serves the bedrooms.

Outside, the property is enveloped by a beautifully mature garden, a testament to years of careful cultivation. Lush lawns, vibrant flowerbeds, and established trees create a private and tranquil oasis, perfect for summer barbecues, children's play, or simply enjoying the serenity of your surroundings. The garden provides an excellent vantage point to further appreciate the stunning views.

This exceptional property offers a rare opportunity to acquire a truly special home in a sought-after location. With its combination of stunning views, spacious accommodation, and beautiful gardens, this detached residence is the perfect blend of luxury and lifestyle.

Tenure We believe the property to be Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Stamp Duty

Residential £21,750

Second Home – £48,700

*Figures provided using Welsh Government LTT calculator

Council Tax Band – F

Services Mains water, drainage and electricity. Oil Central Heating, Underfloor Heating

Location Information Abersoch 5 miles . Pwllheli 1.7 miles . Porthmadog 14.9 miles . Bangor 30.9 miles . Chester 77.7 miles . Shrewsbury 84.5 miles . Manchester 114 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents

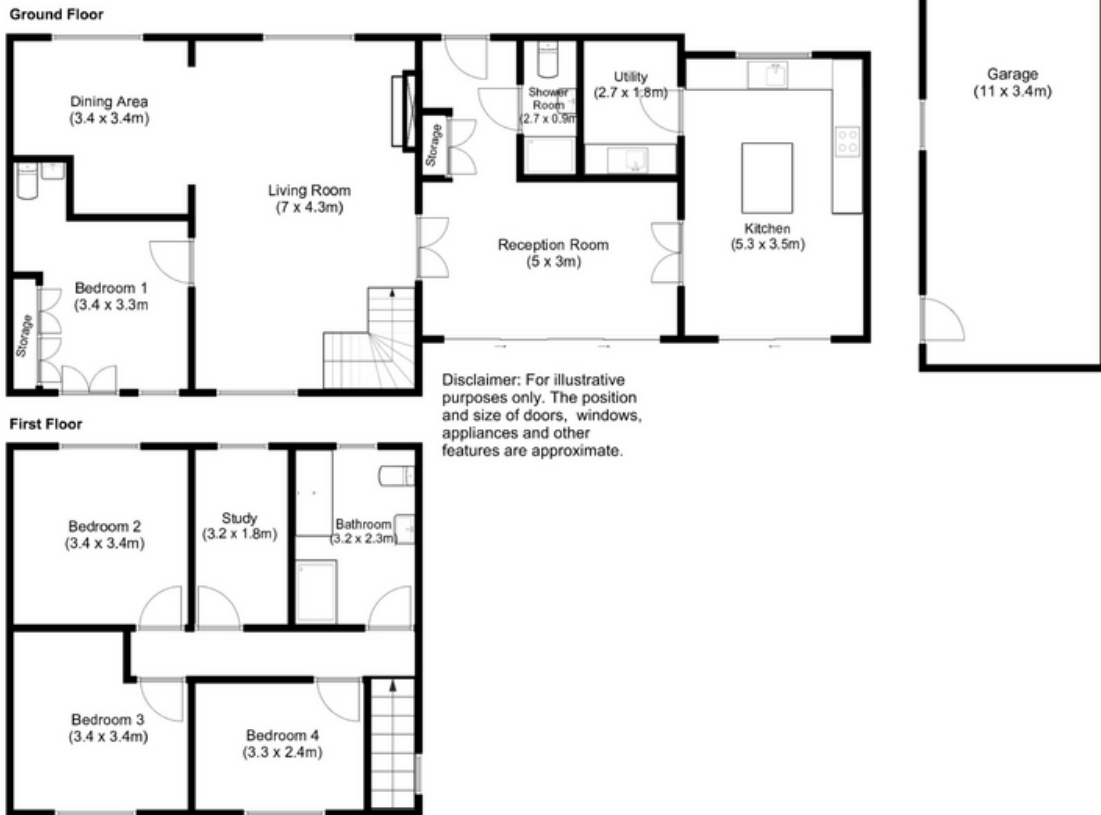
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FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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