

Gorffwysfa, Garnfadryn, Pwllheli, Gwynedd. LL53 8TG

- SEA AND COUNTRYSIDE VIEWS
- HOLIDAY LET PROPERTY
- GENEROUS GARDEN
- DETACHED GARAGE

PROPERTY DESCRIPTION

Idyllically located in the quiet and picturesque village of Garnfadryn on the Llyn Peninsula, Gorffwysfa is a character filled Welsh cottage with uninterrupted countryside views and distant sea views. This property presents a unique opportunity to acquire a generous plot in the highly sought after village.

The property offers family accommodation across 3 bedrooms, serviced by a family bathroom and a shower room. A cosy lounge with an operational log burner provides a focal point for the property. The open plan kitchen diner provides an excellent entertaining space with views of the garden and beyond, and a sun room to the rear of the property offers an additional space to relax and enjoy the views.

Externally there is a private decking to the rear of the property, with elevated views over the garden and with access to the kitchen and sunroom. A generous garden also lays to the rear of the property, with mature foliage and functional sections. The property also benefits from a single detached garage on the road side with private off road parking.

*The property currently operates as a successful holiday let, achieving in excess of the 182 days target for business rates. The property could be purchased as a going concern or as a Primary Residence

Tenure

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

Council Tax Band - D

Services - Mains water and electricity. Septic Tank. Oil fired central heating.

Location Information Abersoch 6 miles . Pwllheli 10 miles . Porthmadog 22 miles . Bangor 34.8 miles . Chester 90.3 miles . Shrewsbury 96.5 miles . Manchester 130 miles.

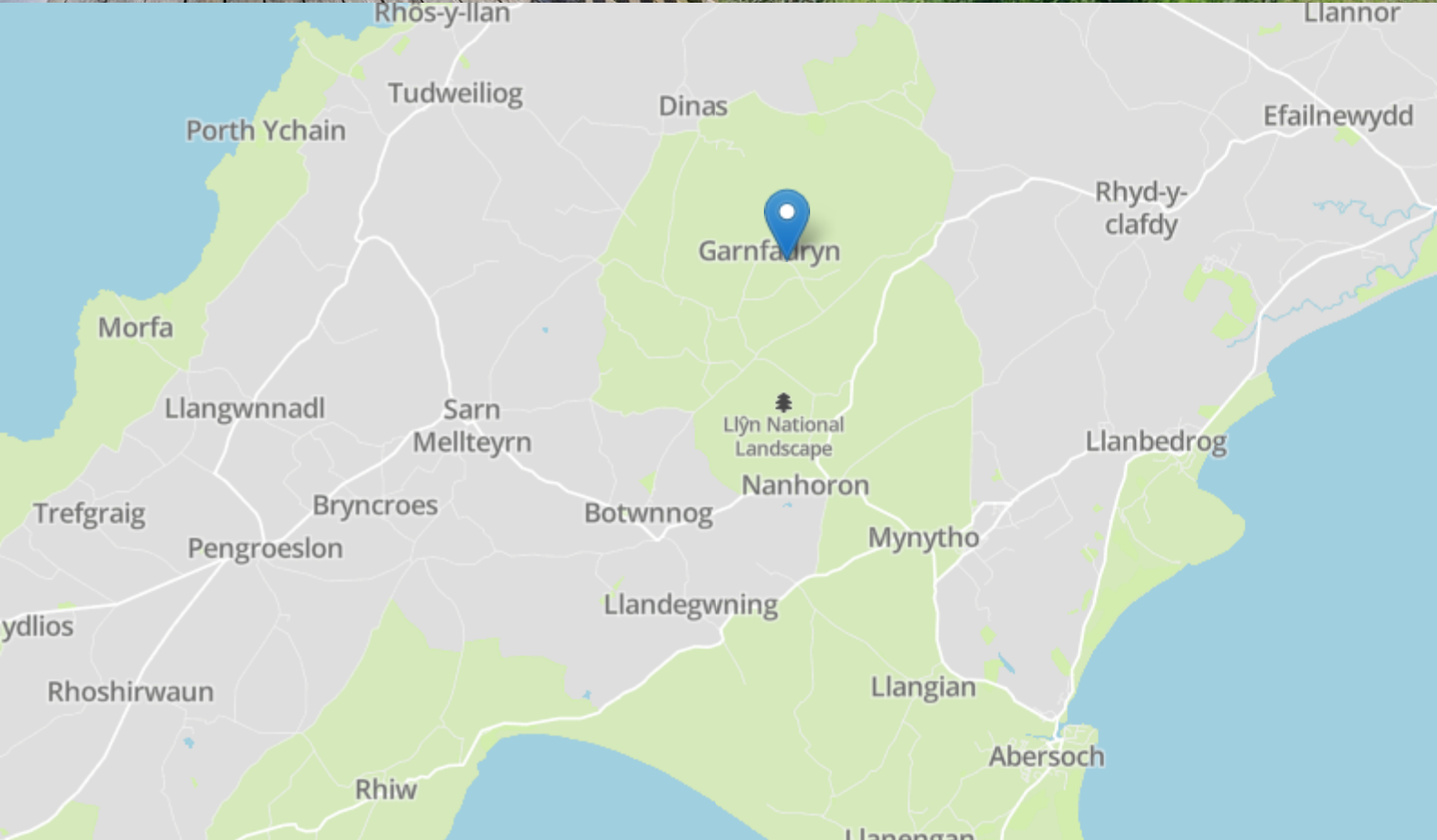
Viewing is strictly by appointment only with Elvins Estate Agents

Marketing Appraisal

Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

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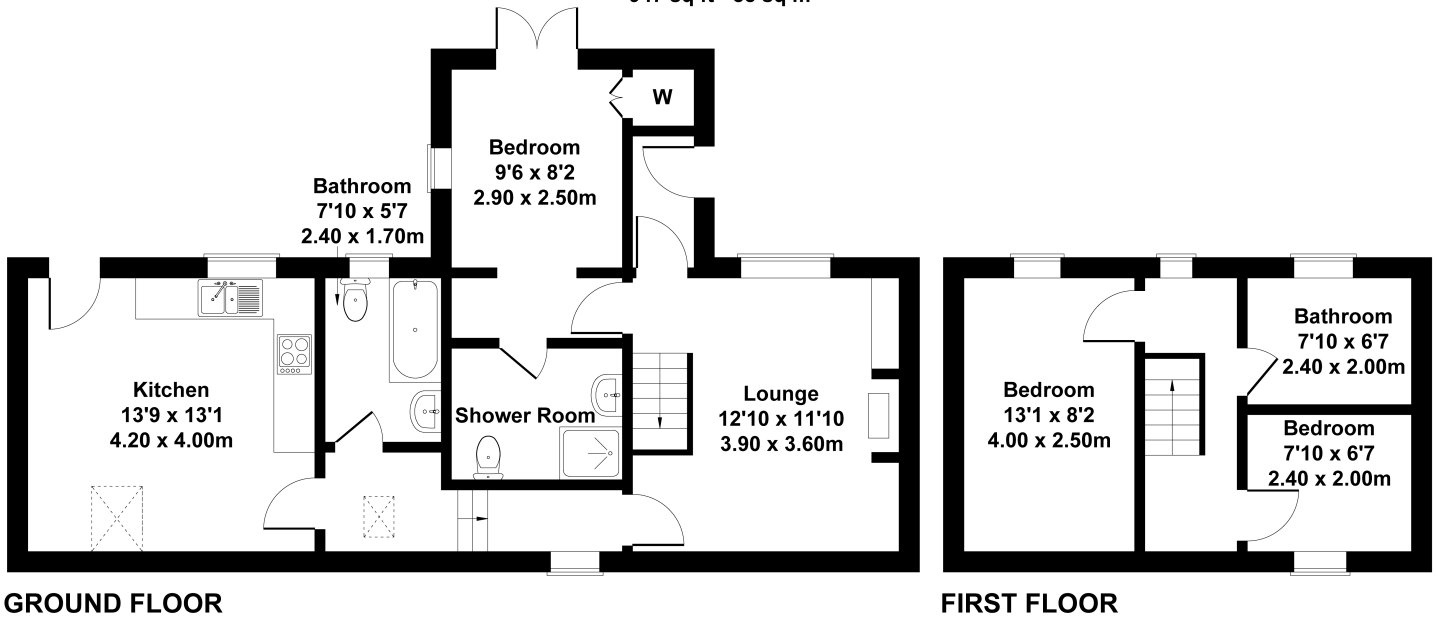


FLOORPLAN & EPC

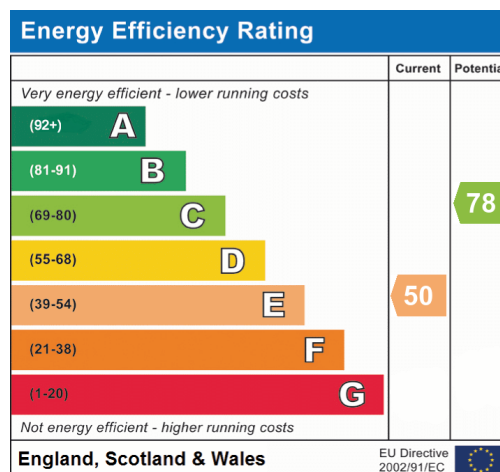


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Approximate Gross Internal Area
947 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2025
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