



## Ger Yr Efail, Boduan, Pwllheli, Gwynedd. LL53 8UF

- COUNTRYSIDE OUTLOOK
- SOLAR PANELS & ELECTRIC CENTRAL HEATING
- PADDOCK, SHEPHARDS HUT & STABLES
- PRIVATE WATER SUPPLY
- LOG BURNERS
- 3/4 OF AN ACRE
- STARLINK INTERNET

## PROPERTY DESCRIPTION

---

Nestled within the breathtaking landscapes of the Llyn Peninsula, Ger Yr Efail is a charming detached bungalow that perfectly balances rural tranquility with modern innovation. Located just a short drive from the sought-after seaside villages of Nefyn and Morfa Nefyn, this property has been meticulously upgraded to achieve an impressive EPC Rating of A. Its commitment to sustainability is evident through the installation of solar panels and an air source heat pump, complemented by a private water supply and super-fast broadband, ensuring an eco-conscious lifestyle without compromising on 21st-century connectivity.

The interior is designed for both comfort and character, featuring a spacious family lounge and a generous kitchen-diner. Both rooms serve as warm focal points for the home, each anchored by a Clearview log burner that adds a cozy, traditional feel to the bright living spaces. The layout further comprises three well-proportioned bedrooms, a practical utility area for laundry and storage, and a well-appointed shower room, making it an ideal retreat for families or those seeking a versatile retirement home.

Externally, the property truly shines, set within approximately 3/4 of an acre of beautifully maintained grounds. Accessed via two gated entrances with ample parking, the secure boundaries encompass mature gardens, two enclosed paddocks, and a large polytunnel, offering endless potential for self-sufficiency or hobby farming. The inclusion of a stable and an additional outhouse provides excellent versatility for equestrian interests or storage, while a delightful shepherd's hut offers a unique opportunity for guest accommodation or a boutique holiday let. Whether you are taking in the sunrise over the hills or tending to the land, Ger Yr Efail represents a rare chance to embrace a peaceful, green lifestyle in one of Wales' most scenic locations.

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 - E

Services - Private supply of water, Septic tank. Solar Panels. Air source heat pump.

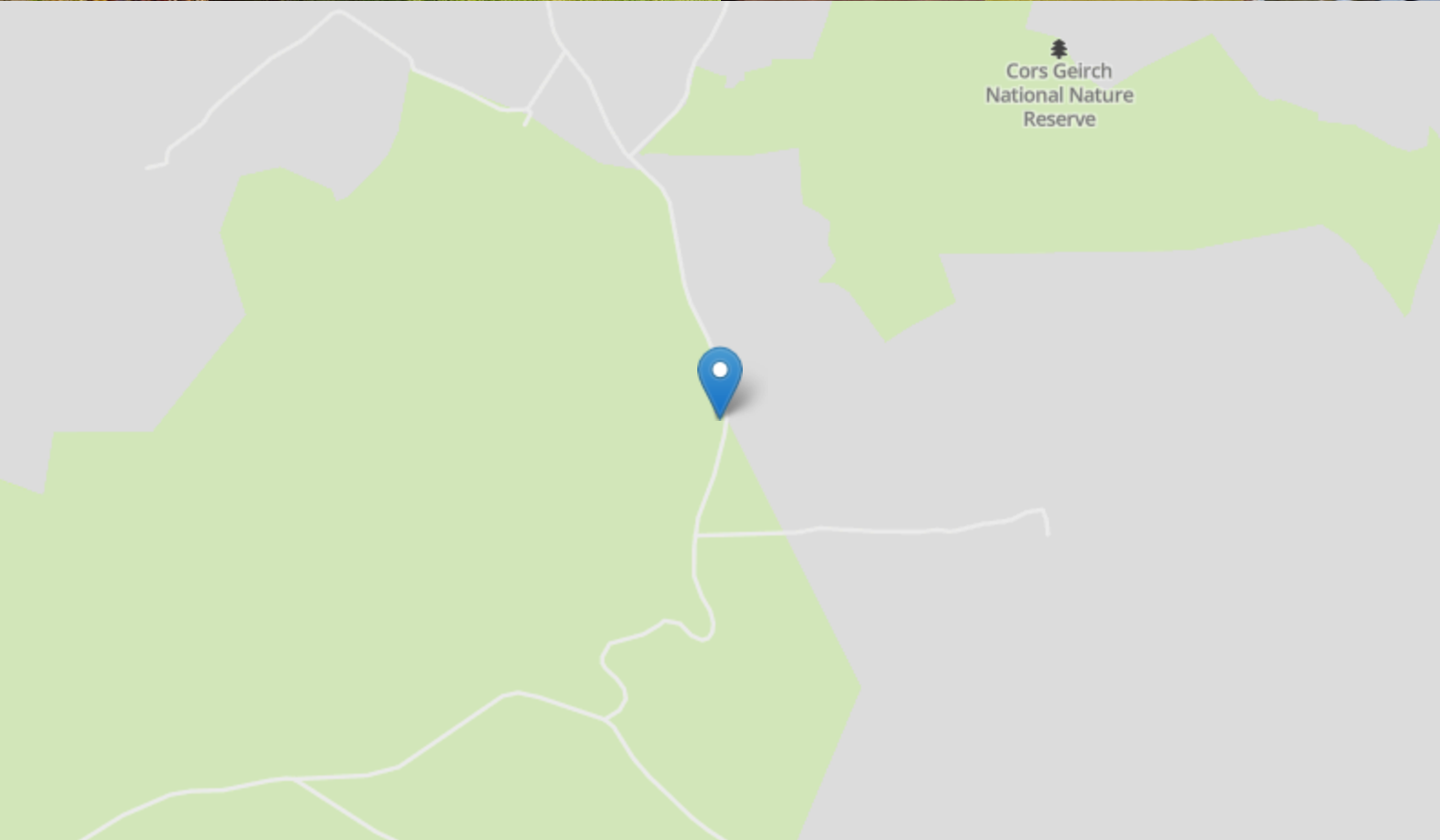
Location Information - Aberdaron 11 miles . Abersoch 8.1 miles . Porthmadog 20 miles . Bangor 33 miles . Chester 93 miles . Shrewsbury 94 miles . Manchester 128 miles.

### Marketing Appraisal

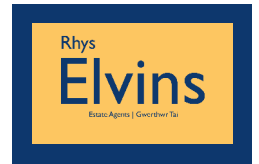
Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

**MISREPRESENTATION DISCLAIMER:** Although our particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. They are intended as a guide only and purchasers must satisfy themselves by personal inspection. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website



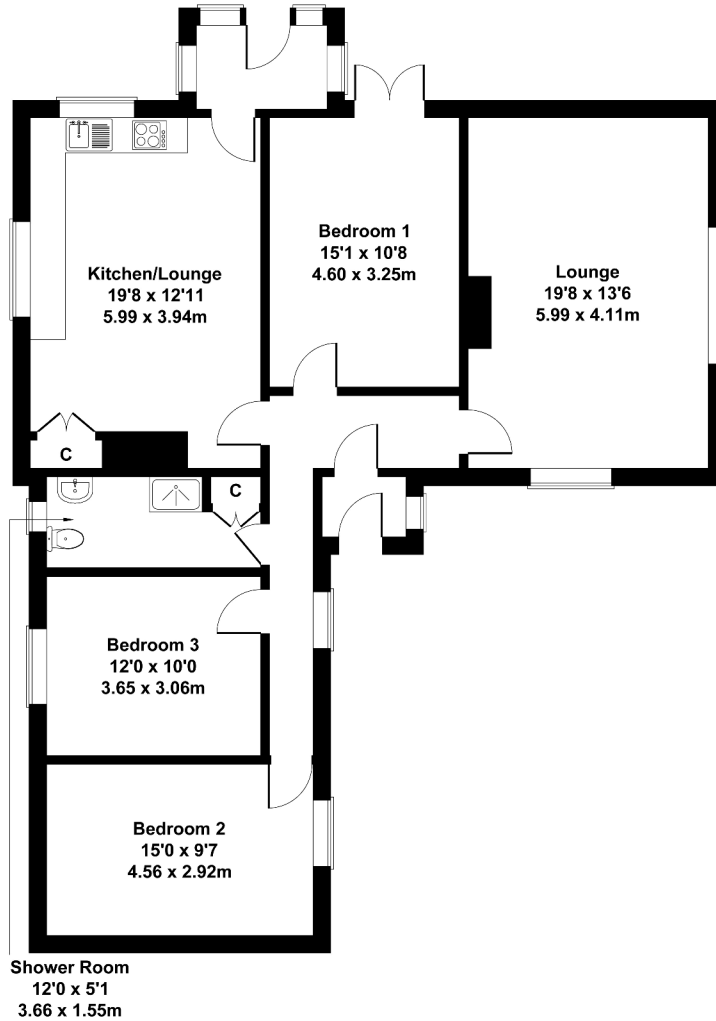


# FLOORPLAN & EPC



## Ger Yr Efail, Boduan. LL53 8UF

Approximate Gross Internal Area  
1195 sq ft - 111 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	100	100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Elvins Estate Agents  
6 High Street, Abersoch, LL53 7DY  
01758 712003  
sales@elvinsstateagents.co.uk