



Garth Y Hafod, Garnfadryn, Pwllheli, Gwynedd. LL53 8TG

- SEMI-RURAL LOCATION
- COUNTRYSIDE OUTLOOK
- PRIVATE OFF STREET PARKING
- FRONT AND REAR GARDENS
- LOG BURNER
- 4 BED 2 BATH
- NEW BUILD IN 2004
- 2164 SQ FT

PROPERTY DESCRIPTION

Nestled in the peaceful village of Garnfadryn in the very heart of the breathtaking Llyn Peninsula, Garth Yr Hafod is a stunning, deceptively spacious detached residence. Built in 2004 to an exceptional standard, this modern home perfectly balances countryside tranquility with contemporary comfort, offering an impressive 2164 square feet of bright, versatile living space.

Designed with modern living in mind, the property boasts excellent energy efficiency, featuring full double glazing, high-spec wall insulation, and a cozy log burner for those cooler Welsh evenings.

The Heart of the Home

The standout feature of the ground floor is the generous family kitchen, truly designed as the hub of the home. With ample room to configure either a large family dining table or a custom central island, it's a dream space for cooking, entertaining, and daily life. French patio doors open directly from the kitchen onto the rear terrace, effortlessly blending indoor and outdoor living while framing spectacular, far-reaching views of the rolling Welsh countryside and the glittering sea beyond.

Spacious & Versatile Living

The ground floor layout offers fantastic flexibility to suit any lifestyle. It features a warm and inviting lounge centered around the log burner, alongside a formal dining room that is ideal for hosting dinner parties and family gatherings. A dedicated, separate utility room keeps laundry and practicalities out of sight, while a large downstairs fourth bedroom offers the perfect space for a home office or playroom. A convenient separate cloakroom with a W/C completes this level.

Upstairs, the bright and airy galleried landing leads to a sprawling master suite, complete with its own private en-suite shower room. Two further excellently sized double bedrooms filled with natural light are also located on this floor, both served by a spacious and well-appointed main family bathroom.

Exceptional Outside Space

Garth Yr Hafod sits on a generous plot that maximizes its stunning natural surroundings. The property is approached via a large, secure gated driveway providing ample private parking for multiple vehicles, watercraft, or a motorhome. Beautifully maintained lawns sit to both the front and rear of the property, while the elevated rear terrace provides the ultimate spot for alfresco dining, morning coffees, or evening drinks against an unobstructed, panoramic backdrop of North Wales' finest countryside and sea vistas.

Viewings are highly recommended through Elvins Estate Agents.

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 - F

Services - Mains water, drainage, Oil and electricity.

Location Information - Abersoch 6.4 miles . Porthmadog 13.9 miles . Bangor 30.3 miles . Chester 90 miles . Shrewsbury 87.7 miles . Manchester 125 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.

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FLOORPLAN & EPC

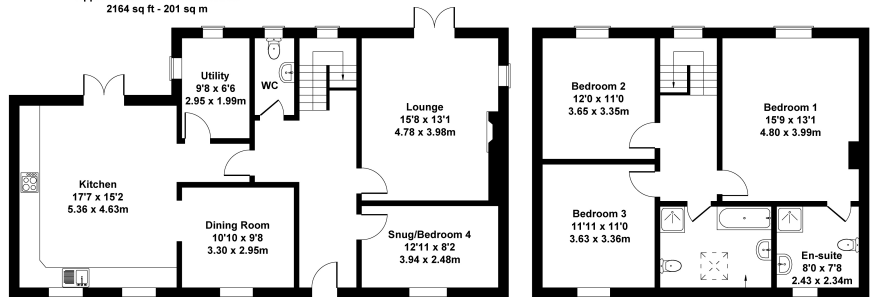


Garth Y Hafod, Garnfadryn

Approximate Gross Internal Area
2164 sq ft - 201 sq m



UNDERCROFT STORAGE



GROUND FLOOR

FIRST FLOOR

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

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