Rhys Elvins
Estate Agents | Gwerthwr Tai

£360,000 Freehold
FOR SALE



Neigwl, Mynytho, Pwllheli, Gwynedd. LL53 7RY

- DETACHED BUNGALOW
- THREE BEDROOMS, ONE WITH EN SUITE
- TWO RECEPTION ROOMS
- FRENCH DOORS TO DECKING AND GARDEN
- SEA VIEWS
- PARKING, GREENHOUSE AND OUTDOOR STORAGE AREA

6 High Street, Abersoch, LL53 7DY

01758 712003
sales@elvinsestateagents.co.uk

PROPERTY DESCRIPTION

Neigwl is a detached bungalow offering well-proportioned accommodation and the benefit of distant sea views. With two reception rooms, a well-equipped kitchen and three bedrooms, the property provides flexible living space, equally suited to couples, families or those looking for the convenience of single-storey living.

The sun room is a wonderfully light and bright space, enjoying views towards the sea and featuring two sets of double French doors opening directly onto the garden and decking, creating a lovely connection between the indoor and outdoor living areas.

A separate lounge/dining room provides a comfortable additional reception space, ideal for both relaxing and entertaining. A large glazed internal window overlooks the sun room, allowing natural light to flow between the two rooms whilst maintaining a sense of separation.

The kitchen is fitted with traditional-style units, providing good cupboard storage, together with a useful built-in pantry cupboard offering additional storage.

There are three bedrooms offering comfortable and versatile accommodation. The principal bedroom benefits from an en-suite shower room, whilst the further bedrooms each have their own wash basin, providing added convenience for family and guests.

Completing the accommodation is a family bathroom fitted with a bath.

Externally, the property benefits from an outside parking area and a garden with views, which can also be enjoyed directly from the sun room through the French doors. There is also a greenhouse and a covered storage area, currently used as a boat store, together with a small outbuilding currently utilised as a utility room, providing additional practical space.

An appealing detached bungalow offering well-arranged accommodation, two reception rooms, including a lovely sun room with sea views and the convenience of single-storey living, presenting an excellent opportunity for buyers looking for a home they can enjoy and make their own.

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 - Mains water, drainage and electricity.

Location Information - Pwllheli 5.5 miles . Porthmadog 18.8 miles . Bangor 35.2 miles . Chester 96.2 miles . Shrewsbury 93.2 miles . Manchester 131 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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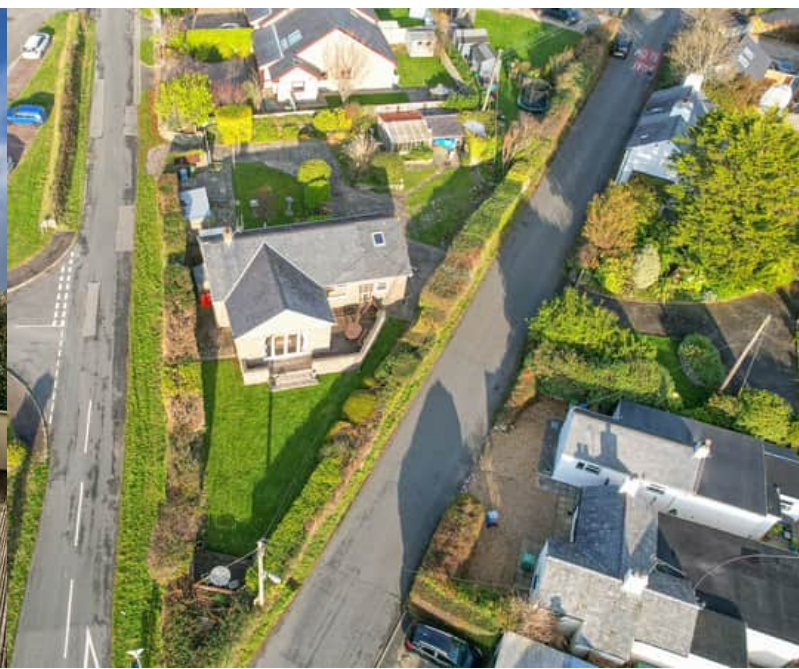
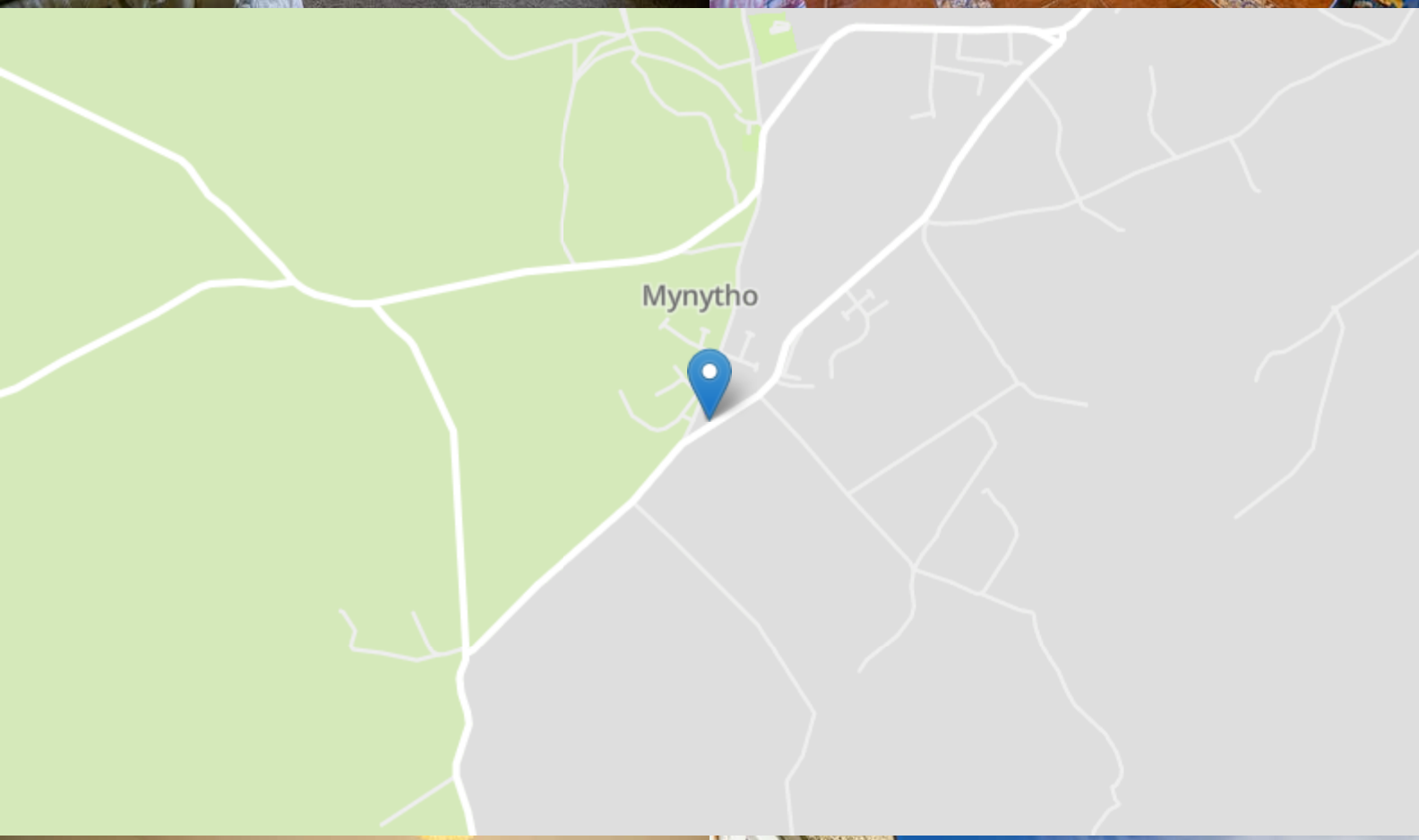







Mynytho

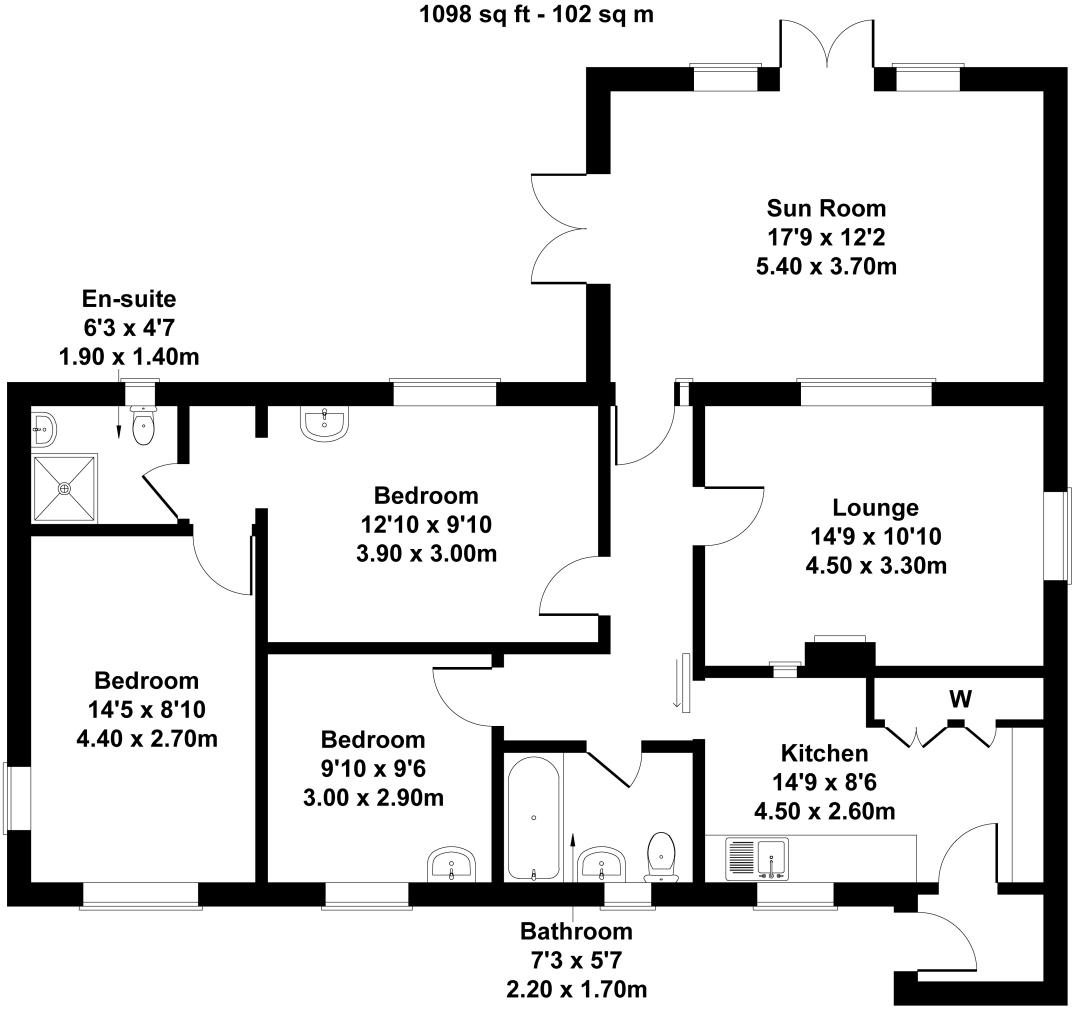




FLOORPLAN & EPC

Neigwl, Mynytho. LL53 7RY

Approximate Gross Internal Area
1098 sq ft - 102 sq m



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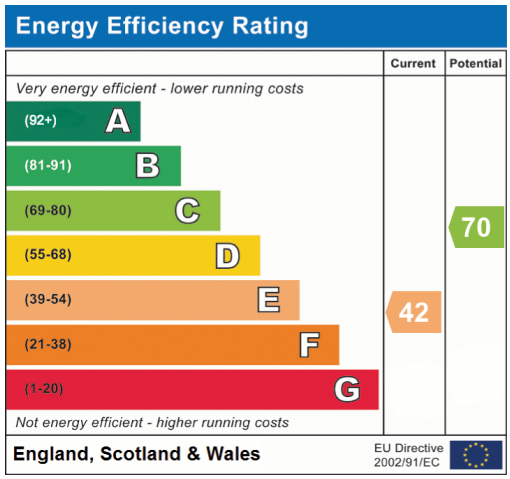

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