



# Porth Ferin Plas Pistyll, Pistyll, Pwllheli, Gwynedd. LL53 6EZ

- COASTAL LOCATION WITH FANTASTIC VIEWS
- ON SITE AND HOLIDAY LET MANAGEMENT AVAILABLE
- LOG BURNER
- PRIVATE DECKING AREA WITH VIEWS
- SOLD FULLY FURNISHED

## PROPERTY DESCRIPTION

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Imagine waking up to the sound of the waves and stepping onto your private patio to breathtaking panoramic sea views. This dream becomes a reality at Porth Ferin, a charming two-bedroom end-of-terrace property nestled in the picturesque village of Pistyll on the stunning Llyn Peninsula, North Wales.

This delightful two-storey home offers a perfect blend of modern comfort and coastal charm. Step inside to discover an inviting open-plan living area, ideal for relaxing and entertaining. Warmth emanates from the log burner, creating a cozy atmosphere on cooler evenings.

Upstairs, you'll find two well-appointed bedrooms, both designed for comfort and tranquility. With two bathrooms, convenience is ensured for residents and guests alike.

Beyond the walls of this lovely home lies a true haven. Vast communal gardens provide ample space for recreation and enjoying the fresh sea air. For the adventurous, direct access to the renowned coastal path beckons, promising unforgettable walks and exploration of the dramatic Llyn Peninsula coastline.

Adding to the appeal of this coastal gem is the modern air source heat pump, offering an energy-efficient and eco-friendly heating solution.

NOTE: Properties at Natures Point can be used for holiday use only. They cannot be used as a primary address.

Tenure - Leasehold. 999 Years. The current service charge is £1,888.04 p/a for the Plas properties. This is reviewed annually.

Council Tax Band – N/A

Services Mains water and electricity. Air source heat pump. Waste water treatment plant (Klargester)

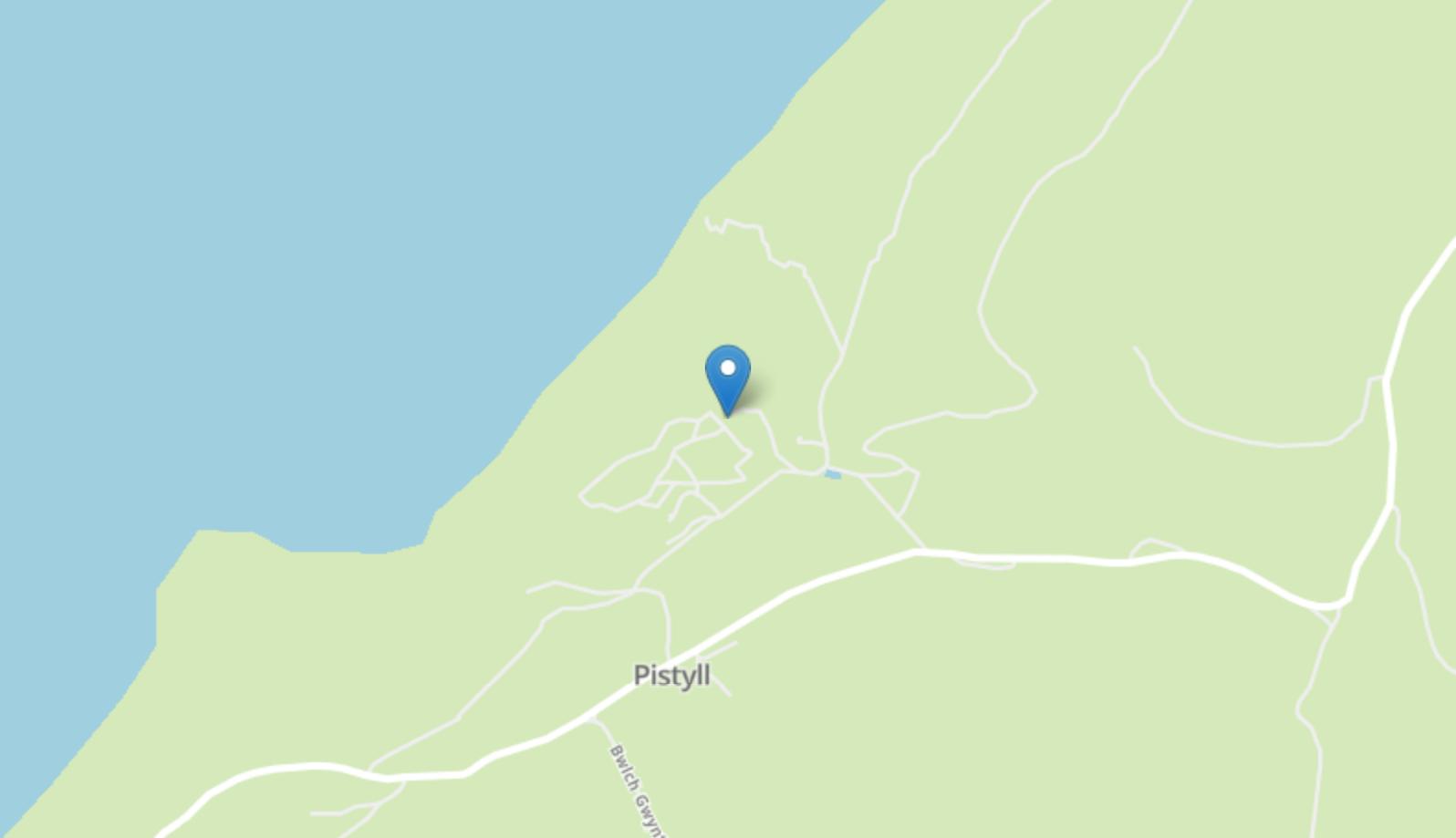
Location Information Pwllheli 6.3 miles . Porthmadog 17 miles . Bangor 27.1 miles . Chester 79.6 miles . Shrewsbury 86.7 miles . Manchester 117 miles.

Viewing 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.

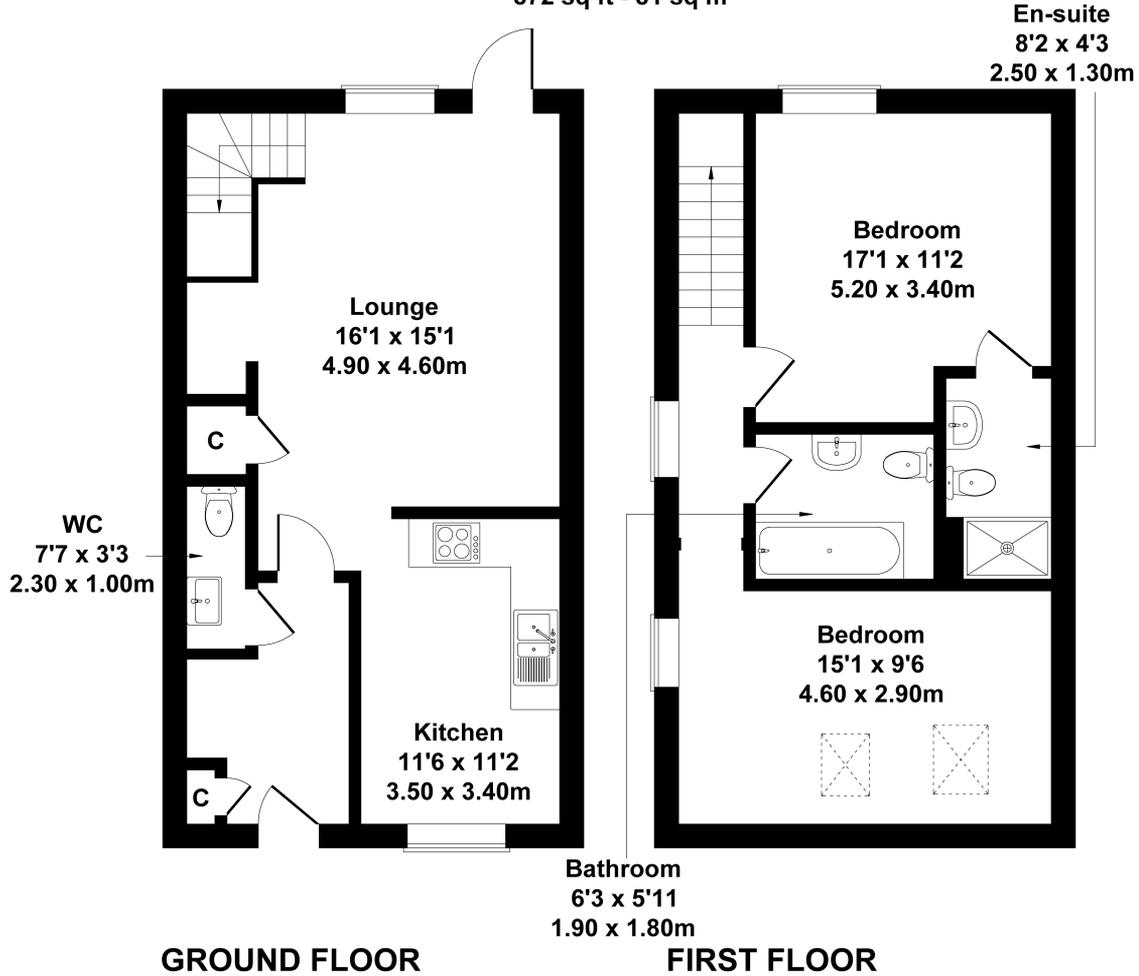
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Approximate Gross Internal Area  
872 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2025  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>100</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>82</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	