



Geufron House, Aberdaron, Pwllheli, Gwynedd. LL53 8BD

- STUNNING PANORAMIC VIEWS
- RENOVATED TO A HIGH SPECIFICATION
- RURAL SETTING
- OPEN PLAN LIVING AREA WITH VAULTED CEILINGS AND GLASS GABLE END
- GENEROUS GARDEN & GOOD PARKING
- LOG BURNER

PROPERTY DESCRIPTION

Geufron House is a stunning 4/5 bedroom, 3 bathroom property with a generous open plan layout that maximises on the views. The living and dining area has vaulted ceilings that create a light and airy, yet cosy area with a feature log burner and dramatic hanging light fittings. The living space also features floor to ceiling glass at the gable end, creating a frame for the dramatic views.

Located in the heart of the Llyn Peninsula's Area of Outstanding Natural Beauty, Geufron House is a masterclass in modern coastal living. Newly and stylishly refurbished, this contemporary detached residence offers a rare combination of luxury, space, and breathtaking views over Aberdaron Bay.

Ground Floor: Social & Sophisticated Open-Plan Living/Kitchen/Dining: The heart of the home, featuring floor-to-ceiling windows and large patio doors that flood the space with light. The sleek, modern kitchen is equipped with an induction hob, Dualit coffee machine, and integrated appliances, centered around a dining area that overlooks the sea.

Dual Living Areas: Relax by the warmth of the wood burner in the main lounge or retreat to the separate snug, perfect for movie nights or quiet relaxation. **Bedrooms & Utility:** Three generously sized bedrooms reside on the ground floor, including a Master King-size with en-suite shower room. A practical utility room with a drinks fridge and laundry facilities adds to the home's effortless functionality.

First Floor: The Retreat The "Retreat" Area: A charming upper-level landing space designed for quiet reading or contemplation. **Fourth Bedroom:** A private twin bedroom featuring en-suite facilities and characterized by low, sloping ceilings that add a touch of traditional coastal character.

Exterior & Grounds The property is set within large, wrap-around lawns and framed by unspoilt farmland. **Entertainment Deck:** A vast, slate-paved patio offers a front-row seat to the coastline. It is perfectly configured for al fresco dining with a BBQ area. **Parking:** A private driveway provides off-road parking for up to 4 vehicles.

Services Mains water, drainage and electricity. Air source heat pump, log burner

Viewing Viewing is strictly by appointment only with Elvins Estate Agents

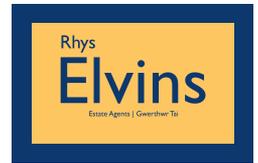
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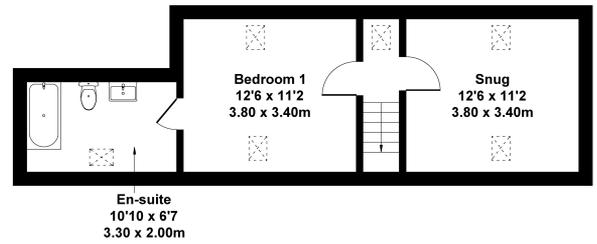
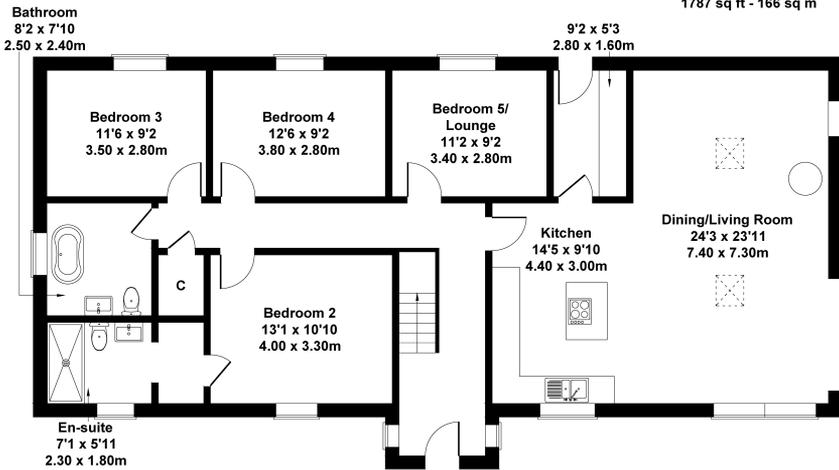


FLOORPLAN & EPC



Geufron House, LL53 8BD

Approximate Gross Internal Area
1787 sq ft - 166 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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