



# 17 Plas Pistyll, Pistyll, Pwllheli, Gwynedd. LL53 6EZ

- 3 ENSUITE BEDROOMS
- OPEN PLAN LIVING AREA
- WOOD BURNING STOVE
- FULLY EQUIPPED KITCHEN
- PRIVATE DECK WITH UNINTERRUPTED SEA VIEWS
- FULLY FURNISHED

## PROPERTY DESCRIPTION

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Located in a truly spectacular location, a five-minute drive from Nefyn and just twenty minutes from Abersoch; Cottage 17 at Nature's Point offers guests their very own coastal hideaway. The contemporary design blends seamlessly with the breath-taking landscape, whilst ensuring the property takes full advantage of the incredible, uninterrupted sea views.

A large open plan kitchen/lounge living space flows out onto a private deck that meets open meadows; creating a perfect and relaxing space to gather the family and take in the incredible setting.

The property has three en-suite bedrooms, including one located on the ground floor with a patio door, designed to enjoy the sea view from the comfort of your bed.

Access to the property is via a small road, which allows for an initial drop off, with car parking provided in a designated area close to the property, making the environment safe and peaceful and perfect for those with young children.

The nearby pebbly beach of Porth Pistyll, is just over a mile long and can be accessed directly from the fields adjoining the site, perfect for an evening stroll or exercising the family pet.

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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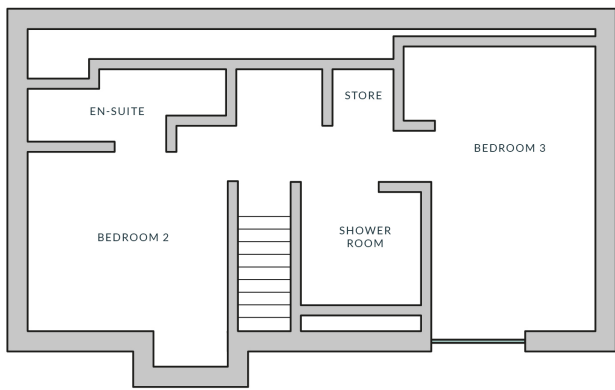




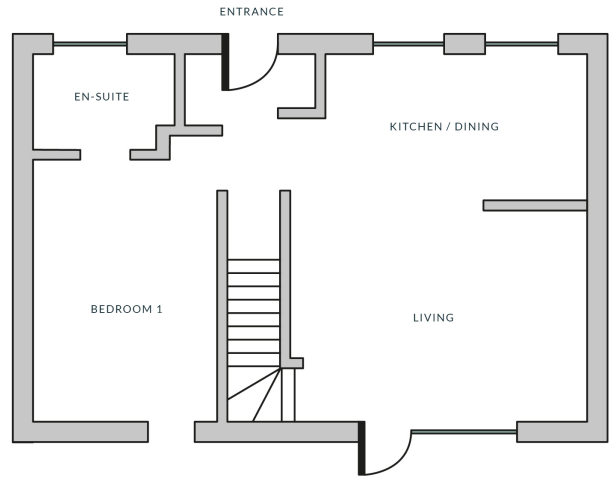
# FLOORPLAN & EPC



## cottage 17



FIRST FLOOR



GROUND FLOOR



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	

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