



Afallon, Llanbedrog, Pwllheli, Gwynedd. LL53 7NU

- GENEROUS ROOM SIZES
- OPEN PLAN KITCHEN/DINING AREA WITH SEPARATE UTILITY
- COMPOSITE DECKING AREA AT THE BACK
- OFF ROAD PARKING
- FURNITURE AVAILABLE BY SEPARATE NEGOTIATION
- RECENTLY RENOVATED TO A HIGH STANDARD

PROPERTY DESCRIPTION

Afallon presents a wonderful opportunity to acquire a spacious and welcoming detached property. This delightful three-bedroom, two-bathroom home offers a fantastic blend of modern living and convenient coastal access. Step inside to discover a light and airy atmosphere, with a particularly impressive large open-plan kitchen and dining area.

This sociable space is perfect for family gatherings and entertaining, offering ample room for cooking, dining, and relaxed interaction. Conveniently, there is also direct access from this area into the garage, making everyday life a breeze. A generous utility room provides practicality and keeping laundry out of the main living space. The full-length living room is a true highlight, bathed in natural light and offering a comfortable haven to unwind. Patio doors seamlessly connect the indoor space with the outdoors, inviting you to step onto the impressive composite decking area at the rear.

This sun-drenched space is a real treat, ideal for al fresco dining.

Upstairs, the sleeping accommodation is thoughtfully arranged. The principal bedroom is a generous double, boasting the added benefit of an ensuite shower room and a dedicated wardrobe area, providing a touch of luxury and convenience. Bedrooms two and three are also of a very good size, offering comfortable accommodation for family or guests. These bedrooms are serviced by the well-appointed family bathroom, complete with Bluetooth ceiling speakers.

Beyond the attractive features of the property itself, Afallon enjoys an enviable location. Just a short stroll away lies the beautiful sandy beach of Llanbedrog, perfect for leisurely walks, swimming, and enjoying the stunning coastal scenery. Everyday essentials are within easy reach thanks to a nearby convenience store, while the renowned Sun Inn and Glyn Y Weddw are also within comfortable walking distance, offering opportunities for dining, socialising, and enjoying art and events.

Tenure We believe the property to be Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

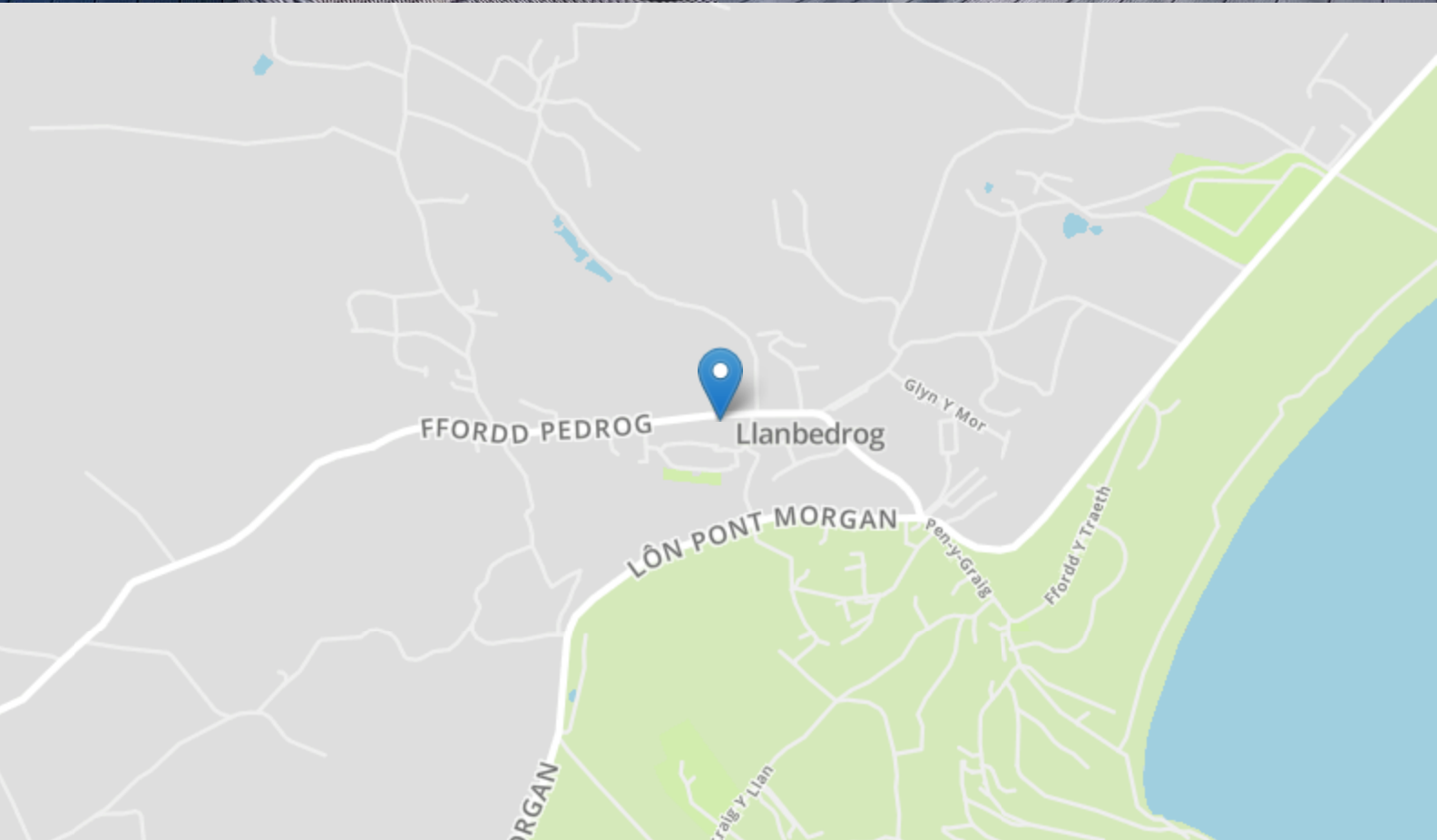
Council Tax Band - E

Services - Mains water, drainage and electricity, Oil central heating.

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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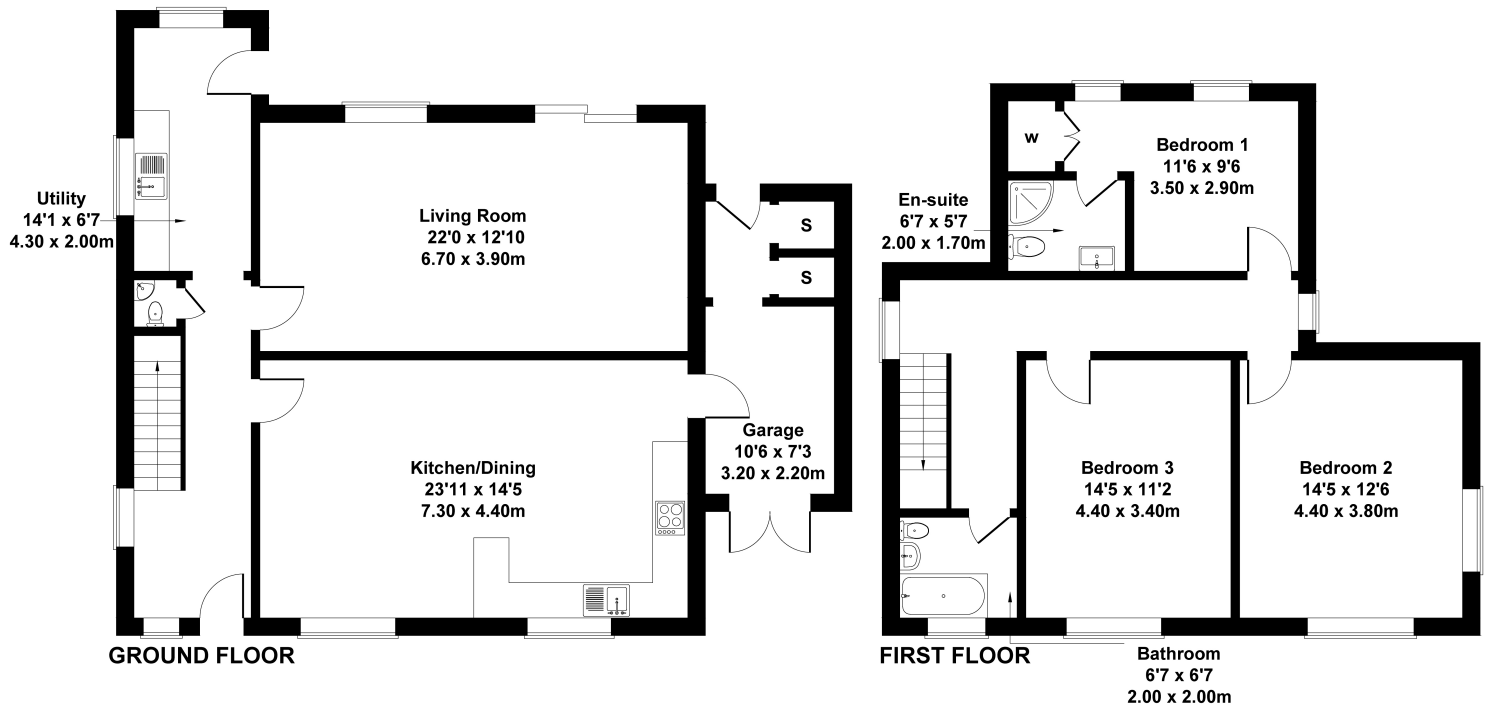


FLOORPLAN & EPC

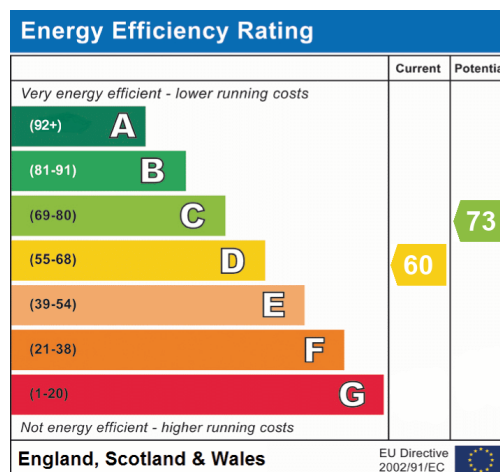


Afallon, Llanbedrog

Approximate Gross Internal Area
1744 sq ft - 162 sq m



Not to Scale. Produced by The Plan Portal 2025
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