



GROUND FLOOR  
APPROX. FLOOR  
AREA 1202 SQ.FT.  
(111.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 757 SQ.FT.  
(70.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1959 SQ.FT. (182.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Angorfa, Aberdesach, Caernarfon LL54 5EW • £375,000**

*Live here & experience everything the Llyn Peninsula has to offer.*

- Stylish & Striking Detached Residence
- 3 Bedrooms & Family Bathroom
- Sizeable Entrance Lounge & Spacious Kitchen/Diner
- Coastal Village Setting
- Front & Rear Lawned Gardens
- Detached Garage & Ample Off Road Parking
- Spectacular Sea & Mountain Views
- uPVC Double Glazing
- Advantage Of No Onward Chain
- EPC Band: G



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12 Y Maes, Caernarfon, Gwynedd LL55 2NF

## Angorfa, Aberdesach, Caernarfon LL54 5EW North Wales



### Description

If you are seeking a spacious and comfortable family home or holiday retreat, or are an investor searching for a prime holiday letting venture in an outstanding coastal and mountainous setting along the acclaimed Llyn Peninsula, we would highly recommend that you view this both striking and stylish residence that is located in the scenic village of Aberdesach, enjoying spectacular coastal and mountain views. The dwelling was built to a high specification in 1974 and has since been well cared for in the intervening years, however, it will now profit from a good deal of updating and some external attention. The well-proportioned accommodation, which benefits from uPVC Double Glazing, Economy 7 Night Storage Heating. Includes on the ground floor a Sizeable Dining Room with patio doors leading on to the patio area, Fitted Kitchen/Breakfast Room with an adjoining Lobby/Utility Room, as well as 2 Double Bedrooms with wash basins and a Family Bathroom. A Spacious Lounge that can be found on the first floor has a coastal facing Picture Window and a Sliding Patio Door leading out onto a Roomy Balcony, offering a perfect place for enjoying the magnificent views. An additional Bedroom along with a cloakroom can also be found on the first floor.

### Location

Aberdesach is a small hamlet situated along this beautiful stretch of Wales' northern coastline. The hamlet's beach is mainly shingle, opening to beautiful flat sands as the tide retreats. If strolls along the beach and fine sea views are your thing then this is the place to be. The entire area is enveloped by spectacular scenery with the coastline and Irish Sea to one side, the magnificent Snowdonia mountain range and Snowdon on the other. Your main shopping destination will be the historic town of Caernarfon, which has supermarkets, high street shopping, numerous independent traders within the 13th century castle walls, as well as a wealth of leisure facilities, a theatre, schools and the Welsh Highland Railway. The nearby A499 also runs towards Pwllheli and the stunning Llyn Peninsula whilst the Snowdonia National Park can be easily accessed from this locality including Snowdon via the hidden gem of the Nantlle valley.

### Porch

**Dining Room 18' 0" x 16' 6" (5.50m x 5.04m)**

**Kitchen 14' 11" x 11' 4" (4.56m x 3.46m)**

**Utility Room 11' 4" x 5' 3" (3.46m x 1.62m)**



### Inner Hallway

**Master Bed: 16' 4" x 12' 9" (4.98m x 3.90m)**

**Bedroom 2: 12' 11" x 12' 6" (3.96m x 3.82m)**

**Bathroom: 12' 6" x 9' 8" (3.82m x 2.96m)**

### First Floor Landing

**Lounge: 26' 10" x 17' 11" (8.18m x 5.48m)**

**Bedroom 3: 12' 11" x 8' 0" (3.96m x 2.44m)**

**Roof Terrace: 18' 11" x 10' 6" (5.79m x 3.22m)**

**Outside:** The residence is approached through a double gated entrance onto a decoratively paved driveway, taking you to large forecourt that is complimented by an attractive lawned garden, providing ample off road parking and general access to the property, including a spacious detached garage and a more generous tiered rear lawned garden that is enclosed by vibrant perimeter shrubbery, hedgerow, floral borders and mature trees. The garden, which also has the added benefit of an aluminium greenhouse and a timber storage shed, is often a continuous suntrap during summer months, offering when supervised, a marvellous children's play area and an ideal spot for outdoor dining and entertaining, or just relaxing.

**Directions:** From Caernarfon, follow the A487 in the direction of Porthmadog and shortly after the village of Dinas take the A499 towards Pwllheli. On reaching Aberdesach, turn right off the main road towards the beach and follow the road, taking the first left turn, where you will find the entrance to Angorfa straight ahead of you.

**Agents Notes:** Our client has been unable to confirm some general issues/if any regarding the property.

**Heating:** Electric Storage Heaters. The agent has tested no services, appliances or central heating system (if any).

**Services:** We are informed by the seller this property benefits from mains Water, Electricity and Drainage.

**Tenure:** We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

### Viewing by Appointment

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