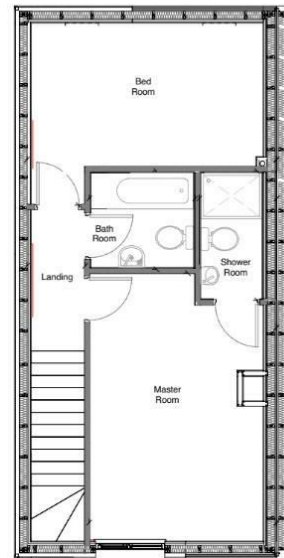


FLOOR PLAN



GROUND FLOOR



FIRST FLOOR



Porth Iago
LLŶN PENINSULA

NATURE'S POINT
LLŶN PENINSULA

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Fantastic opportunity for lifestyle buyers and investors, award winning contemporary style holiday homes for sale. Fully managed letting service included.

This fantastic two bedroom cottage has been finished to an extremely high standard and offers amazing sea and costal views.

Situated at the edge of Nefyn Bay on the rugged North Wales Coast, Nature's Point is a rare new development, that offers a superb opportunity to buy a holiday home which is set within a 15-acre coastal retreat and located just a five-minute drive from Nefyn and just twenty minutes from Abersoch

NATURES POINT

Perched on a cliff-top where the rolling hills of the beautiful, Welsh countryside meet the sparkling waters of the Irish Sea, our North Wales holiday cottages prove the ideal starting point to explore the dramatic landscapes found here in North Wales. Situated on the edge of Nefyn Bay within a designated area of outstanding natural beauty, activities are plentiful and adventures are legendary. Bracing walks along the coastal paths, digging your toes into the soft sands of deserted beaches, picnicking in secluded coves and testing your handicap in internationally-renowned golf courses - all can be found within a short jaunt of our coastal cottages, with circumnavigation of the entire Llyn taking just a couple of hours! The Llyn Peninsula is a beautiful natural location - offering headland walks, hidden coves and sandy beaches, lanes for cycling, hillsides to scale - all found within easy reach. Known as Snowdon's Arm, this area is enjoyed by a lucky few who delight in the wide vistas across the sea to Anglesey, the Dublin coast and the Wicklow Mountains beyond.

There are a range of holiday homes to suit all, from two bedroom apartments, to two, three & five bedroom cottages which all have stunning views and set within the 15 acre-coastal retreat.

This is a unique opportunity to own a property at this exclusive development in an Area of Outstanding Natural Beauty, where planning consent for permanent dwellings of this scale is seldom granted on this unspoilt stretch of coastland.

FIELD COTTAGES

The stunning two bedroom semi-detached cottage is deceptively spacious and offers modern and open plan accommodation.

A neat open plan kitchen/dining area opens into a good sized living room with log burning fire, television point and designer radiators. There is useful storage and a cloakroom wc on the ground floor, with two double bedrooms an en-suite shower room and family bathroom situated on the first floor.

Outside there is a lovely decked seating area, along with 15 acres of open green, rugged hills and beach to explore.

ENTRANCE

With a double glazed entrance door, tiled flooring, storage cupboard housing appliances and seating area.

CLOAKROOM WC

Fitted with a low level wc and pedestal wash hand basin, shaving point, tiled flooring and a heated towel rail/radiator,

KITCHEN / DINING ROOM

17'4" x 7'6" (5.3 x 2.3)

The kitchen is fitted with a range of wall and draw units with granite work surfaces over. There are integrated appliances including an induction hob, porcelain one and a half bowl sink and drainer unit with mixer tap and space for a dining table.

LIVING ROOM

15'8" x 14'5" (4.8 x 4.4)

With a double glazed window and door opening to the rear, a log burning stove, designer radiator and television point. A staircase rises to the first floor accommodation.

BEDROOM ONE

17'0" x 11'1" (5.2 x 3.4)

A double bedroom with double glazed window offering fantastic views, fitted wardrobe and dressing table and door to the en suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a walk in shower cubical, low level wc and wash hand basin. Featuring tiled flooring, a shaving point, extractor fan and heated towel rail/radiator.

BEDROOM TWO

14'9" x 9'2" (4.5 x 2.8)

A double bedroom with two velux roof windows with far reaching sea views. There is a fitted wardrobe and dressing table and a radiator.

BATHROOM

Having a panelled bath with glazed screen and wall mounted shower, there is a low level wc and pedestal wash hand basin. Featured tiled flooring, part tiled walls, extractor fan, a shaving point and heated towel rail/radiator.

OUTSIDE

There is a private decked area to the rear of the cottage, the development also benefits from being set within a 15-acre site which offers large open greens, rugged hill walks and access to the beach.

ADDITIONAL INFORMATION

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

We are informed by the seller this property benefits from Mains Water, Electricity and Private Drainage.