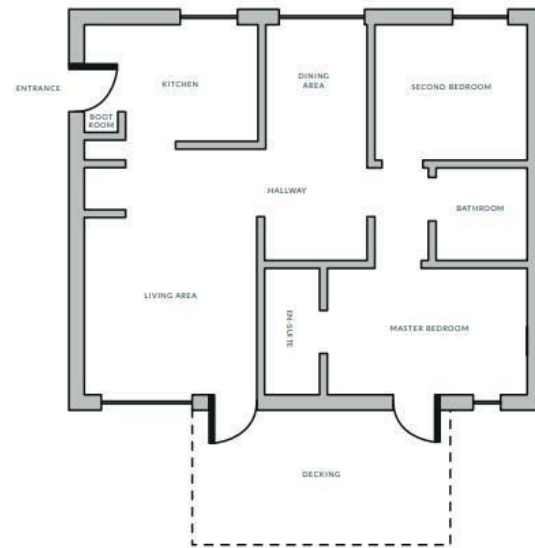




FLOOR PLAN



2 Bedroom Ground Floor Apartments - 3
LLYN PENINSULA

NATURE'S POINT
LLYN 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.



4 The Bull Ring, Northwich, Cheshire, CW9 5BS
T. 01606 41318 | | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

TWO DOUBLE BEDROOM, GROUND FLOOR, NEW BUILD apartment available in the highly desirable holiday destination of Pistyll, North Wales.

Accommodation boasts entrance hallway, a lovely dual aspect lounge/kitchen/diner with sea views, two double bedrooms both with modern en suite bathrooms. Located just a five-minute drive from Nefyn and just twenty minutes from Abersoch, these properties are ideally situated for all your holiday needs.

This immaculately presented property is situated within a 15 acre site with stunning sea views and is located right on the famous Welsh coastal path which follows Gwynedds coastline, stretching for 180 miles from Llanfairfechan in the north of the county, down to Machynlleth near the south of the county. Ideal for walkers and expedition trips away.

Nature's Point is a true hidden gem, the ideal base for a Welsh holiday offering spectacular sea views and fresh country air. Set on a sweeping coastal landscape, having created the perfect holiday location by transforming historical coastal cottages into luxurious self-catering holiday homes. Following the success of the original phase of the development, Natural Land have now added an exclusive cluster of cottages and apartments to Natures Point, offering superb investment potential.

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.

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.

PLAS APARTMENT - GROUND FLOOR

Available on the ground floor, these two bedroom apartments feature stunning sea and coastal views, a beautiful open plan living space along with two double bedrooms and two bath/shower rooms.

The living room features a log burning stove, television point and designer radiators and a door which opens out onto the balcony/decking area. There is a well equipped kitchen which is fitted with high specification appliances and opens to the

dining area. There are two double bedrooms with the master benefiting from a door to the decking area, an en-suite shower room and separate bathroom.

These luxury apartments provide the perfect opportunity for a lock-up and leave, low maintenance holiday home buyer.

Parking for all the apartments is found to the rear of the building, with access to the ground floor homes located on the sides of each apartment cluster.

ENTRANCE

With a double glazed entrance door, tiled flooring with built in seating area. Opening into the open plan living space.

OPEN PLAN LIVING SPACE

18'0" x 12'1" (5.5 x 3.7)

A beautifully designed space with makes the most of the stunning sea views.

LIVING ROOM

There is a central log burning stove set on a tiled hearth, double glazed picture window with far reaching sea views, television point and designer radiators. A door opens out on to the balcony/decking area.

KITCHEN

The well designed kitchen is fitted with a range of wall and draw units with granite work surface over. With integrated appliances and a four ring induction hob. A porcelain one and a half bowl sink and drainer unit with mixer tap and double glazed window offering lovely views.

DINING AREA

A well designed dining area with double glazed window overlooking the hills to the rear and space for a dining table.

MASTER BEDROOM

14'5" x 8'10" (4.4 x 2.7)

A double bedroom with far reaching sea views, fitted wardrobe and dressing table and double glazed door leading to the balcony/decking area.

EN-SUITE

Beautifully fitted with a walk in shower cubical, low level wc and pedestal wash hand basin. Featuring a tiled floor and part tiled walls, a shaving point, extractor and heated towel radiator/rail.

BEDROOM TWO

11'1" x 10'2" (3.4 x 3.1)

A second double bedroom with fitted wardrobe and dressing table and a radiator.

BATHROOM

Fitted with a panelled bath and glazed shower screen with wall mounted shower unit. With a low level wc and pedestal wash hand basin, tiled floor and part tiled walls. There is a shaving point, extractor fan and heated towel rail/radiator.

OUTSIDE

The apartments have a private decked area which provide stunning views.

The development is set within a 15 acre site which offers large open greens, rugged hill walks and access to the beach.

ADDITIONAL INFORMATION

Each property is offered on a 999 year lease.

Owners of the properties will have access to an on-site General Manager who is there to assist with any queries you may have and oversee all property maintenance, guest arrivals and more.

As well as on-site property management, Natural Land's sister company 'Together Travel' offers an expert booking service to ensure the best possible return from your holiday home.