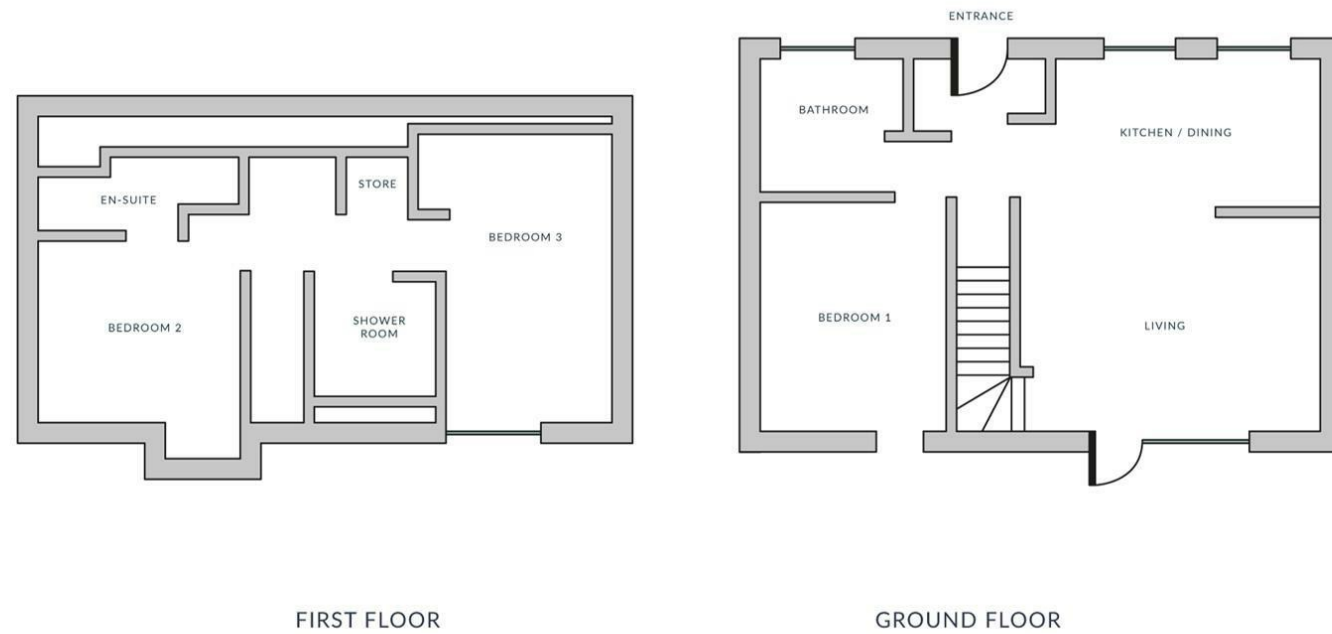


FLOOR PLAN



3 Bed Cottage  
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.

THREE BEDROOM, DETACHED, NEW BUILD, COTTAGE available in the highly desirable holiday destination of Pistyll, North Wales.

SECOND HOME LEVY DOES NOT APPLY.

Accommodation boasts open plan lounge/kitchen/diner, three double bedrooms, three en suite shower rooms and spacious outdoor seating area over looking for Sea. Located just a five-minute drive from Nefyn and just twenty minutes from Abersoch, these properties are ideally situated for all the families 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 COTTAGES

Offering spacious and versatile living accommodation, Plas Cottages are three bedroom detached cottages with the added benefit of a ground floor double bedroom and bathroom.

Featuring a light open plan living space with stunning sea and coastal views, three double bedrooms and three bath/shower rooms.

Finished to an exceptional standard there is a stunning open kitchen/dining/living space with picture window framing the breathtaking sea views. The living room features a log burning stove, television point and designer radiators with a door opening out onto the decked seating area.

The kitchen is well equipped and fitted with high specification appliances, with space for a dining table. There is a double bedroom and bathroom to the ground floor, whilst upstairs there is a good sized bathroom, two further double bedrooms and an en suite shower room.

## ENTRANCE

Upon entering the property there is a useful seating area, storage cupboard housing appliances and a tiled floor.

## OPEN PLAN KITCHEN/DINING/LIVING ROOM

21'11" x 16'4" (6.7 x 5)

A large and light space with stunning sea and coastal views.

## KITCHEN

The well designed kitchen is fitted with a range of wall and drawer units with granite work surface over, 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. There is space for a dining table with the kitchen opening into the living room.

## LIVING ROOM

A large and light living space with picture window featuring a far reaching sea view. A double glazed door opens out to the private decking area. Benefiting from a log burning fire which is set on a tiled hearth, television point, designer radiators, and feature clad wall. A staircase rises to the first floor.

## BEDROOM ONE

13'5" x 9'10" (4.1 x 3)

Situated on the ground floor, the double bedroom offers excellent versatility and could always be used as a second reception room or study.

## BATHROOM

Fitted with a three piece white suite comprising, a panelled bath with glazed shower screen, low level wc and wash hand basin.

## FIRST FLOOR LANDING

With a velux roof window and a radiator.

## BEDROOM TWO

12'9" x 9'10" (3.9 x 3)

A double bedroom with fabulous sea views, benefiting from fitted wardrobe and dressing table, radiator and door to the en suite shower room.

## EN SUITE SHOWER ROOM

Having a walk in shower cubicle, low level wc and wash hand basin. Tiled flooring, shaving point, extractor and heated towel rail/radiator,

## BEDROOM THREE

17'4" x 8'2" (5.3 x 2.5)

A third double bedroom with velux roof windows, fitted wardrobe and built in dressing table and a radiator.

## EN SUITE SHOWER ROOM.

Having a walk in shower cubicle, low level wc and wash hand

basin. Tiled flooring, a shaving point, extractor and heated towel rail/radiator,

## OUTSIDE

Outside there is a private decked area which provide stunning sea views, the development also benefits from being set within a 15 acre site, offering 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.