

Tudor

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chartered surveyors | estate agents | property managers



Henllys Bach, Lon Pin, Llanbedrog, LL53 7PG

Guide price £775,000

- Delightful Detached Residence
- Elevated Position - Breathtaking Views
- Landscaped Gardens, Summerhouse and New Build Lodge
- Superbly Refurbished
- Stunning Wrap-Around Balcony
- Stunning Accommodation - 4 Bedrooms



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Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this superbly refurbished detached residence, occupying an elevated position with uninterrupted views across Cardigan Bay to the majestic mountains of Mid-Wales. Henllys Bach is nestled in a tranquil rural setting, ideally located for Llanbedrog, a charming seaside village near Abersoch on the sought-after southern coast of the Llyn Peninsula. The property has recently undergone an extensive refurbishment, now showcasing a sleek, contemporary interior layout and achieving the highest possible energy efficiency rating (A), a rare and valuable feature. This outstanding rating is supported by triple-glazed windows throughout, solar panels, and underfloor heating, all contributing to exceptional thermal performance and reduced running costs. A stunning wrap-around balcony enhances the living experience, offering an exceptional vantage point to take in the breathtaking coastal and mountain panoramic views. The beautifully presented home offering versatile accommodation briefly comprises: a welcoming Porch and Hallway leading to a stylish, contemporary Kitchen-Dining Room, perfect for entertaining. The spacious Living Room enjoys uninterrupted panoramic views and opens onto the wrap-around balcony, ideal for relaxing or hosting guests. A Study, cosy Snug/Bedroom, practical Utility/Boot Room, and a modern Shower Room complete the ground floor, all benefitting from underfloor heating. On the first floor: Three well-proportioned Bedrooms, including a principal suite with En-Suite Shower Room, plus a Family Bathroom. The property is approached via a private driveway with generous parking. Additional features include summerhouse, store, and garden shed, offering excellent potential for guest accommodation, hobbies, or storage. Landscaped gardens. The static caravan is now being replaced by a new build two bedroom lodge. Photos to follow.

GROUND FLOOR

Porch

Hall

Kitchen-Dining 11'8 x 18'0 (3.56m x 5.49m)

A stunning brand-new contemporary kitchen, fully equipped with high-quality integrated appliances. Beautifully designed with quartz worktops and a modern grey finish. Includes breakfast bar seating with built-in shelving and wine storage, opening to a spacious dining area. Bespoke wooden bifold doors opening to:

Living Room 22'11 x 13'11 (6.99m x 4.24m)

A spacious and light-filled living room enjoys uninterrupted views, framed by carefully designed patio doors that open onto a generous wrap-around balcony. Whether you're entertaining or unwinding, this elegant space invites the outdoors-in. Charming log-burning stove adds warmth and ambience adding a cosy retreat.

Inner Hall

Stairs to first floor. Outside door to rear.

Study 6'10 x 7'5 (2.08m x 2.26m)

Snug Room/Bedroom 4 10'10 x 12'11 (3.30m x 3.94m)

Utility/Boot Room 7'1 x 8'9 (2.16m x 2.67m)

Cupboards. Worktop. Washing machine and tumble dryer. Outside door. Door to:

Wet Room 4'6 x 4'11 (1.37m x 1.50m)

Modern shower room with walk-in shower. Low level w.c. Pedestal washbasin.



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FIRST FLOOR

Gallery Landing

Bedroom 1 12'1 x 11'8 (3.68m x 3.56m)

Radiator. Fitted wardrobes. Velux rooflights. Door to:

En-Suite 2'10 x 10'1 (0.86m x 3.07m)

Walk-in Shower with velux window with views. Pedestal washbasin. Low level w.c. Towel radiator.

Bedroom 2 12'2 x 8'6 (3.71m x 2.59m)

Built in wardrobe. Radiator. Dormer window with views.

Bathroom 7'2 x 6'2 (2.18m x 1.88m)

Modern white suite with P shaped bath with shower over - enjoying views. Low level w.c. Pedestal washbasin.

Bedroom 3 12'1 x 13'3 (3.68m x 4.04m)

Triple gable window with spectacular views. Radiator. Built in wardrobes.

OUTSIDE

The property is approached via a right of way over a farm track from the main road, leading to a private driveway with ample parking. Gardens and grounds, Summerhouse, and garden shed. Terraced and lawned gardens enjoy spectacular panoramic views.

The static caravan has now been removed and is in the process of being replaced with a new build, two bedroom lodge, set within its own designated pitch. Photos to follow.

SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. Main heating - Air source heat pump. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand the property is freehold with vacant possession available on completion.

COUNCIL TAX/ARTICLE 4

Band F

CONTENTS

The contents are listed separately.



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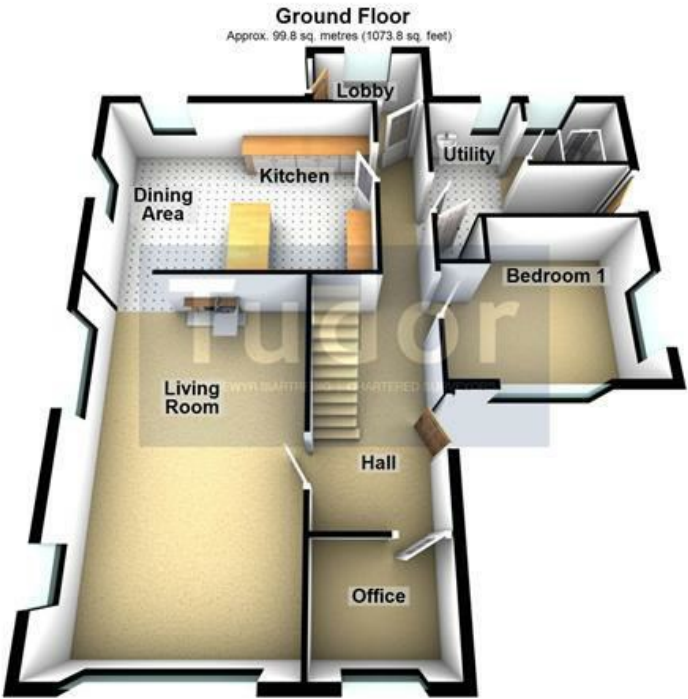
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Total area: approx. 157.9 sq. metres (1700.0 sq. feet)
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Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
92	92
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
England & Wales	



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