

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Coed Genau, Boduan, LL53 6DT

Guide price £790,000

- Superior Detached Residence
- Fully Renovated Modern Accommodation
- Ample Parking, Gardens & Large Garage
- Elevated Rural Location
- Three Bedrooms, En-Suite & Bathroom
- Luxury Self-Contained Pod



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Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this stunning rural detached residence, situated in an elevated position, in the heart of the glorious Llyn Peninsula and is convenient for Nefyn and Morfa Nefyn on the North coast and Pwllheli, the market town for the area on the South coast. A rare opportunity to acquire this beautifully presented detached home, which has undergone a comprehensive programme of renovation, extension, and enhancement, resulting in a stylish and comfortable living environment tailored to modern lifestyle. Every detail has been thoughtfully considered.

Set within a generous plot, the property now offers spacious, light-filled interiors with a seamless flow between living areas. The heart of the home is a stunning open-plan living/dining/kitchen with high-spec fittings, and patio doors opening onto the patio garden - perfect for entertaining or relaxing. The kitchen has the benefit of a walk-in pantry, utility room, boot room & downstairs toilet. At the opposite end of the property, a separate sitting room provides a peaceful retreat. On the first floor, the principal bedroom enjoys the luxury of a walk-in wardrobe and an en-suite. Two further Bedrooms and Family Bathroom.

Externally, the property boasts ample driveway parking and an attractive landscaped garden, thoughtfully designed with patio seating areas. A standout feature is the Luxury Pod, offering a fully self-contained living space complete with a stylish kitchen area, shower room, and its own private seating area - perfect for guests or a peaceful home office retreat.

GROUND FLOOR

Porch

Cloak room. Oak engineered flooring throughout.

Hall

Bespoke Oak staircase to first floor. Opening to:

Sitting/Sun Room 16'3 x 18'4 (4.95m x 5.59m)

Multifuel woodburning stove. Patio doors to rear patio garden area. Radiator.

Open Plan Lounge-Dining 28'1 x 23'6 (8.56m x 7.16m)

Maximum measurements L shaped room. Multifuel woodburning stove. Patio doors to rear patio garden area. Opening to:

Kitchen 17'1 x 14'4 (5.21m x 4.37m)

Modern fitted kitchen, granite worktops and large island with sink and seating area. Double oven with gas hobs. Patio door to raised patio seating area.

Walk-In Pantry

Offers generous storage space.

Utility 5'6 x 8'7 (1.68m x 2.62m)

Worktop with sink unit. Plumbing for washing machine. Outside door to rear.

Toilet

Low level w.c. Pedestal washbasin.

Boot Room



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FIRST FLOOR

Landing

Radiator.

Principal Bedroom 16'11 x 15'3 (5.16m x 4.65m)

Radiator.

Walk-In Wardrobe

Radiator.

En-Suite 10'3 x 7'8 (3.12m x 2.34m)

Vanity washbasin and low level w.c. unit. Walk-in shower cubicle. Towel radiator.

Bedroom 3 10'1 x 10'6 (3.07m x 3.20m)

Radiator.

Bathroom 6'7 x 9'8 (2.01m x 2.95m)

Modern suite comprising shower cubicle. Panelled bath. Pedestal washbasin. Low level w.c.

Bedroom 2 10'5 x 13'7 (3.18m x 4.14m)

Radiator. Plus recess space for wardrobe.

OUTSIDE

Large Garage 20'5 x 21'10 (6.22m x 6.65m)

Service door and roller electric door.

Luxury Pod 8'10 x 16'3 (2.69m x 4.95m)

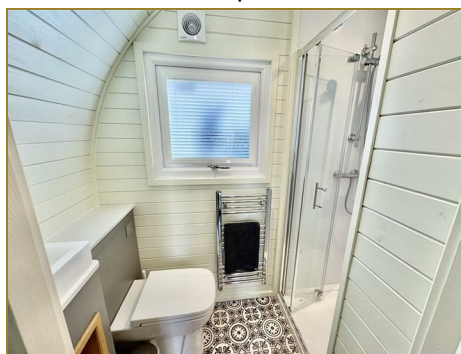
Set discreetly to the side of the main residence, this beautifully crafted luxury pod offers a serene and self-contained space ideal for guests, remote working, or private relaxation. Finished to an exceptional standard, it features stylish interior with kitchen units with sink and undercounter space. Shower room. Underfloor Heating.

SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. LPG Gas Tank. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

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



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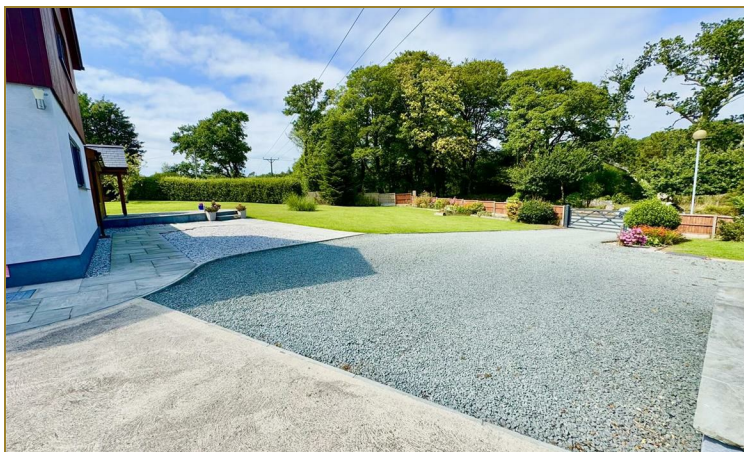
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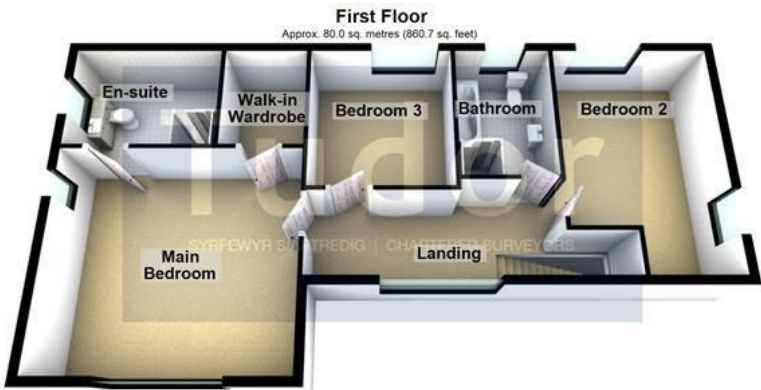
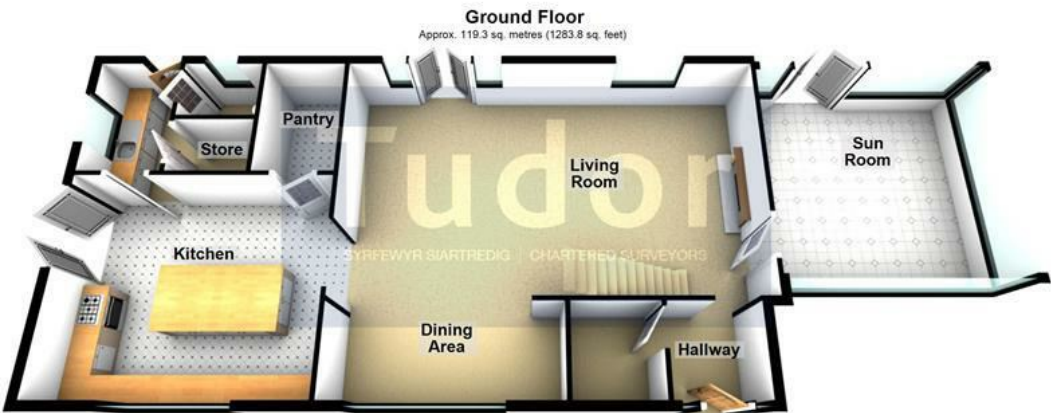
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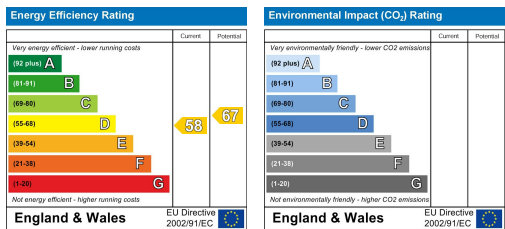
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Total area: approx. 199.2 sq. metres (2144.6 sq. feet)
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