



Tom Parry

Pen Pelyn, Nebo, Caernarfon, LL54 6EW

FOR SALE BY INFORMAL TENDER - OFFERS INVITED OVER £375,000

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Nestled in the charming area of Nebo, Caernarfon, this delightful detached bungalow presents a unique opportunity for those seeking a tranquil lifestyle amidst stunning natural beauty. Spanning an impressive 1,679 square feet, the property boasts three well-proportioned bedrooms and two inviting reception rooms, providing ample space for both relaxation and entertaining.

Set on approximately four acres of land, this bungalow offers a rare blend of privacy and potential. The expansive grounds are perfect for gardening enthusiasts or those wishing to enjoy outdoor activities in a serene setting. The property also benefits from captivating sea views, allowing you to bask in the beauty of the surrounding landscape.

While the bungalow is in good condition, it does offer some modernisation potential, allowing you to personalise the space to suit your tastes and preferences. This is an excellent opportunity for buyers looking to invest in a property that they can truly make their own.

Offered for sale by informal tender, this property is a must-see for anyone looking to embrace the peaceful lifestyle that Nebo has to offer. With its spacious layout, beautiful surroundings, and the promise of future enhancements, this bungalow is sure to attract interest from a variety of buyers. Don't miss your chance to explore this exceptional home and the lifestyle it affords.

Our Ref: C424

Offers invited by Informal Tender by no later than 12 noon on 19th June 2026 with a guide of offers in excess of £375,000.

ACCOMMODATION

All measurements are approximate

Entrance Hallway

with wood effect LVT flooring; radiator and sea views from glazed door

Bedroom 2 (Front)

with sea views to the front; radiator and drop down hatch to crog loft over

Bedroom 1 (Rear)

with built in wardrobes; window to the rear; laminate flooring and radiator

Bedroom 3 (Front)

with sea views and radiator

Bathroom

with large shower cubicle with accessible fittings and glass screen; low level WC; pedestal wash basin; heated towel rail and panelled and tiled walls

Living Room

with multi fuel stove set within feature brick fireplace; sea views and radiator

Kitchen

with a range of fitted wall and base units with granite worktops over; 'Belfast' style ceramic sink; integrated dishwasher; 6 ring Range style oven with extractor over and access to:

Utility Area

with space and plumbing for washing machine and tumble dryer and floor mounted oil fired boiler

Dining Room

with views to the front; built in storage cupboard and radiator

Games Room

with double aspect and door to the rear garden; tiled flooring; two radiators and access to roof space

Rear Porch

EXTERNALLY

The property is accessed via a private gated driveway to the side of the house.

There is an 8 berth static caravan at the side of the house which is included in the sale and also various sheds and outbuildings at the front and the side.

The land extends to approximate four acres, mainly to the front, but also at the rear. Retained in stock proof boundaries of fencing and stone walling.

SERVICES

Mains water and electricity. Drainage to septic tank. Oil fired central heating.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band F

For sale by informal tender

What3words locator: \\hops.headed.downs



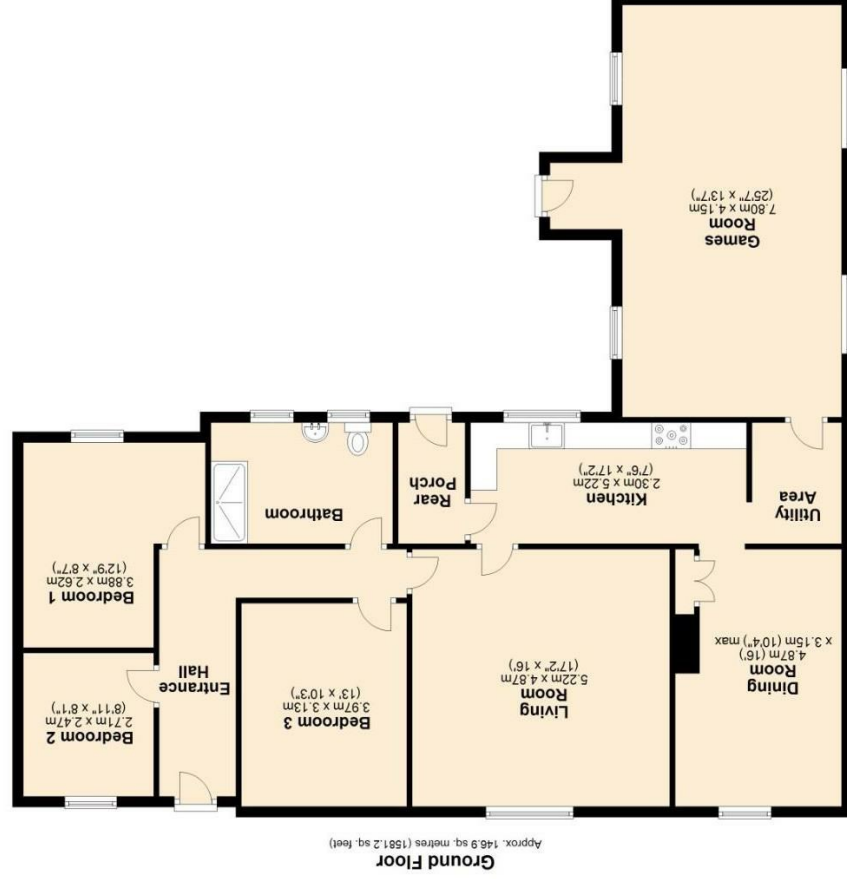




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Total area: approx. 146.9 sq. metres (1581.2 sq. feet)



EPC Awaited

