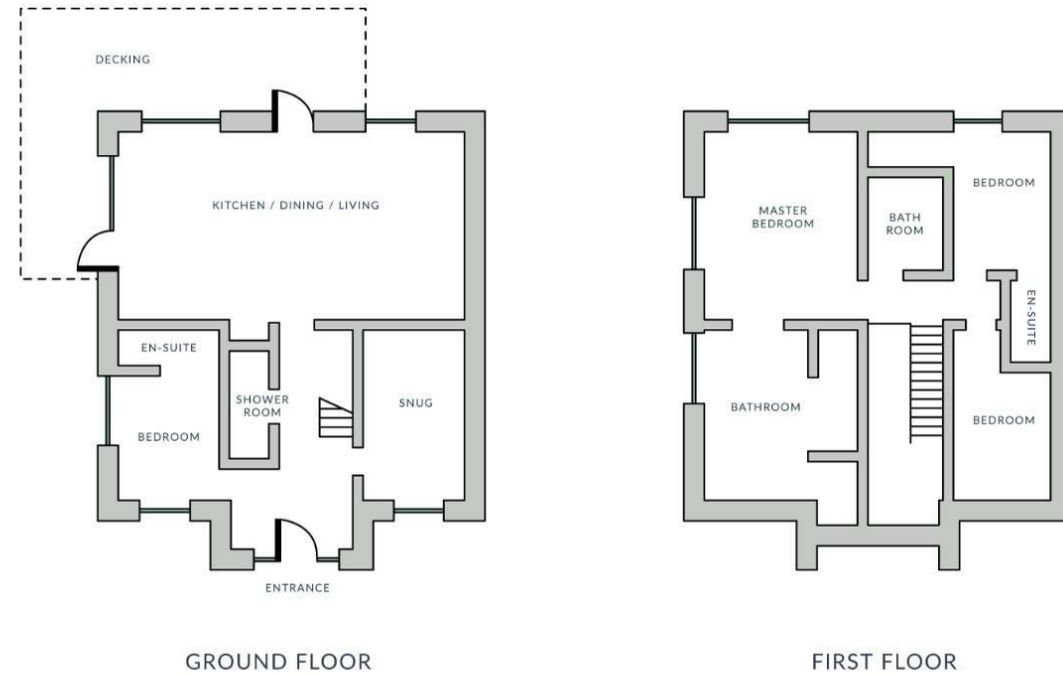


FLOOR PLAN



5 Bed Cottage

NATURE'S POINT
LLŶN PENINSULA



MISREPRESENTATION ACT 1967.

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

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

SECOND HOME LEVY DOES NOT APPLY.

Accommodation boasts a spacious entrance hallway, downstairs bedroom with en suite, snug and a stunning large, dual aspect open plan lounge/kitchen/diner over looking the sea and coastline. The first floor accommodation includes two bedrooms, one bedroom with en suite and one beautiful master suite with dual aspect views over looking the sea and coastline. Externally the property has a spacious outdoor seating area over looking the Sea and coast line and ample parking. 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.

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FIELD COTTAGES (PLOT 1)

The stunning and truly unique Porth Dinllaen Cottage offers spacious and versatile living accommodation set over approximately 1,750 square feet of living space.

Finished to an exceptional standard, the property sits to the west side of the development and comprises; a large entrance hall with shower room and stairs rising to the first floor. There are two ground floor bedrooms/reception rooms one of which has an en suite shower room. Completing the ground floor accommodation is a large open plan kitchen, dining and living room with fantastic sea views. To the first floor there is a master suite with large en suite bathroom, benefiting from the most breath-taking views. There are two further double bedrooms, an en suite shower room and family bathroom.

ENTRANCE HALLWAY

With double glazed entrance door, tiled flooring, fitted seating area and storage cupboard housing appliances. Storage cupboard and staircase rising to the first floor.

SHOWER ROOM

With a tiled shower cubicle, low level wc and wash hand basin. Featuring a shaving point, extractor fan and heated towel radiator/rail.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

A stunning room which has dual aspect double glazed windows, providing sea views and doors opening to the gardens.

KITCHEN/DINING ROOM

Fitted with a range of wall, base and drawer units with granite work surface over. Integrated appliances and induction hob. Porcelain one and a half bowl sink and drainer unit with mixer tap, designer radiator and space for a large dining table.

LIVING ROOM

With dual aspect double glazed windows which provide fabulous sea and coastal views, a fire place with heavy timber mantle and log burning stove, feature clad wall, television point and designer radiator.

BEDROOM (GROUND FLOOR)

Situated on the ground floor, the double bedroom offers fantastic views and benefits from an en suite shower room.

EN SUITE SHOWER ROOM

With a tiled shower cubicle, low level wc and wash hand basin. Tiled floor and walls, shaving point and a heated towel rail/radiator.

SNUG/BEDROOM TWO

A versatile room which can be used as either a reception room or bedroom. With double glazed window, television point and a radiator.

FIRST FLOOR LANDING

A galleried landing with a radiator and doors leading to the bedrooms and family bathroom.

BEDROOM THREE

A double bedroom with a double glazed window with sea views and a radiator

EN SUITE SHOWER ROOM.

Fitted with a tiled shower cubicle, a low level wc and wash hand basin. Featuring tiled walls and floor, shaving point and a heated towel rail/radiator.

BEDROOM FOUR

A double bedroom with two velux roof windows and a radiator.

FAMILY BATHROOM

Fitted with a three piece white suite comprising a panelled bath and glazed shower screen, a low level wc and wash hand basin. With tiled floor and part tiled walls, extractor, shaving point and heated towel rail/radiator.

MASTER BEDROOM

A large double bedroom with dual aspect windows which offer the most amazing sea views. With a vaulted ceiling, storage cupboard, designer radiator and sliding double doors opening to the en-suite bathroom.

EN SUITE BATHROOM

With large double glazed windows with sea views, featuring a central roll top bath, separate shower, low level wc and wash hand basin. With shaving point, extractor fan and a heated towel rail/radiator.

OUTSIDE

Featuring a large private decked area which provides stunning sea and coastal views.

The development also benefits from being 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.