

Tir ac Eiddo

**LWH**

Land and Property

Lloyd Williams & Hughes

Eiddo 5 Llofft | 5 Bedroom Detached Property

**Karina**, Lleyn Street

Pwllheli, LL53 5SP

offers in-excess of **£890,000**

[www.lwhproperty.com](http://www.lwhproperty.com)





## Karina, Lleyn Street, Pwllheli, LL53 5SP

**A striking detached five-bedroom residence situated in an elevated position, offering breathtaking views sweeping across Cardigan Bay, Eryri, and St. Tudwals Islands towards Abersoch.**

Dating from the 1920s, Karina boasts one of the most desirable plots in Pwllheli, extending to over an acre and set away from its neighbours.

**Tŷ urddasol 5 ystafell wely, llawn cymeriad mewn plot sydd yn ymestyn i dros 1 erw yn gyfan, wedi'i gyflwyno i safon uchel iawn.**

Karina has been a much-loved home for many years and is now offered for sale due to relocation. The property has been sympathetically modernised over the years and now features a spacious open-plan kitchen, dining, and living area with a central fireplace as a focal point. Various original features have been retained including original parquet flooring, wood panelling, feature stained glass windows, exposed beams and fireplaces.

The market town of Pwllheli boasts a renowned harbour, marina, leisure facilities, several pubs, restaurants, cafes, as well as schools and supermarkets, to name just a few of the local amenities.





### Living Accommodation – Y Tŷ

Comprising a total of five bedrooms, Karina offers spacious, grand, and comfortable accommodation spread over three floors.

The ground floor is accessed through an enclosed porch, leading to the grand hallway filled with original features and a staircase to the first floor. A study is situated off the hallway, and the second reception room features a fireplace and a large bay window with a window seat, ideal for appreciating the views.

The kitchen beyond features an open plan configuration, featuring a premium fitted kitchen with integrated appliances, solid surfaces and island with breakfast bar. Opposite the dining area, which features a original inglenook fireplace and integrated cupboards, the living area is located on the other side of the central fireplace with a wood-burning stove. This sitting area includes a bay window, enhancing the space with natural light.



The first floor is accessed from the wide central hallway and featuring spacious bedrooms, including an 18-foot-long master bedroom with all three front bedrooms enjoy similar stunning sea views. A large family bathroom is situated in the middle of the hallway. Additionally, there is a separate WC and a shower room available on the first floor.

The accommodation is partially double-glazed, retaining some original windows and doors that preserve the building's charm. The property is of traditional construction, with a slate roof. The hidden staircase leads to the attic space on the third floor, currently used for storage but offering potential for further development.

### Grounds and Buildings – Yr Ardd

The landscaped grounds feature extensive lawned areas gently sloping, leading to the tarmac turning area outside the main entrance. A secondary driveway offers additional parking around the detached garage. Above the property, additional lawned areas are interspersed with mature trees and plants. A feature water well is situated near the main driveway. A private terrace offers scenic views of the town and coastline beyond.

Outbuildings includes a spacious detached double garage presently used as a workshop, of the same construction and style to the main house. Next to the garage, a Harley Botanic greenhouse is situated, complementing a property of this size and quality with extensive gardens.

### Access - Mynediad

The property is accessible via two main driveways, both directly off Lleyen Street. Additionally, a pedestrian access point located to the south of the property provides convenient access to the footpath leading to Ala Road.



27 Penlan Street Pwllheli Gwynedd LL53 5DE

01758 719 682

office@lwhproperty.com

www.lwhproperty.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents

**Location and Directions | Lleoliad**  
From Pwllheli head West towards Efailnewydd via Lley Street, past the Whitehall Restaurant for 500 yards. Karina is positioned on the left side, close to the top of the hill.

**Important Information:**  
**Services:** Mains (Gas, Water, Electric and Drainage)  
**Method of Sale:** Private Treaty  
**Boundaries:** Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.  
**Planning:** The property is sold subject to any existing or other statutory notice, or which may come into force in the future. Purchasers should make their own enquiries into any designations.  
**Easements, Wayleaves and Rights of Way:** The land is sold subject to all the benefits of all wayleaves, easements, right of way and third-party rights, whether mentioned or not.  
**Viewing:** By appointment only.  
**Tenure:** Freehold with vacant possession on completion.



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.