

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 3 Llofft | 3 Bedroom Detached Cottage With Land

Maesoglan Cottage, Ceidio

Pwllheli, LL53 8UT

£390,000

www.lwhproperty.com



Maesoglan Cottage, Ceidio, Pwllheli, LL53 8UT

A spacious detached cottage set on a total of 4 acres, featuring 3 bedrooms, a double garage, and surrounding land and woodland. This presents a rare opportunity to own a property with land in a convenient location.

Bwthyn sylweddol mewn 4 erw i gyd, yn cynnwys 3 llofft, garej ddwbl tir a coedwig mewn lleoliad cyfleus yng nghefn gwlad.

The southeast-facing property offers stunning panoramic views overlooking the valley, with Garn Boduan to the east and Garn Fadryn to the west.

Attention Agricultural, Smallholders and Equestrian Buyers

This charming cottage has been exceptionally well maintained and has been actively used as a holiday let. The property offers potential for further enhancement and modernisation within the large plot to the side and rear. Maesoglan Cottage is situated in the small village of Ceidio in the heart of the Llyn Peninsula, situated in a rural location between Boduan and Morfa Nefyn.



Perfectly positioned and located to enjoy the beautiful coastline and countryside with the neighbouring villages of Tudweiliog, Edern, Morfa Nefyn and Nefyn close by.

Externally, the property features a private garden, a driveway, and a double garage located at the bottom of the garden, offering additional useful storage space. The property is of good decorative order and retains various characterful features, including fireplaces and exposed beams.

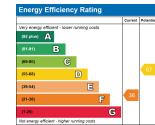
The accommodation comprises:

Ground Floor:

Living Room - 6.06m x 3.95m
 Living/Dining Room
 Kitchen/Diner - 4.80m x 2.83m
 Utility Room - 4.80m x 1.52m
 Shower Room - 1.97m x 1.80m

First Floor:

Bedroom 1 - 5.24m x 2.57m
 Bedroom 2 - 3.66m x 2.97m
 Bedroom 3 - 3.90m x 3.66m
 Loft Room
 Study - 3.13m x 2.87m (max)



The property is of traditional construction under slate roof covering. Garage slate roof covering.

House - Mostly Double Glazing | Garage - Double Glazed
 Water Tank | Electrical Storage Heaters
 EPC: F | Council Tax Band: D
 Currently a Second Home.

Tenure: We understand that the tenure of this property is Freehold.

Directions: Starting from Pwllheli, take the A497 towards Nefyn and travel for 5 miles. At the Nefyn/Bryncynan Roundabout, exit first towards Dinas and Ceidio. Continue for half a mile, then turn left at the sign for Graenfryn. Proceed for another half mile and then turn left at the crossroads. Maesolgan is the first entrance on the right after about a quarter mile.

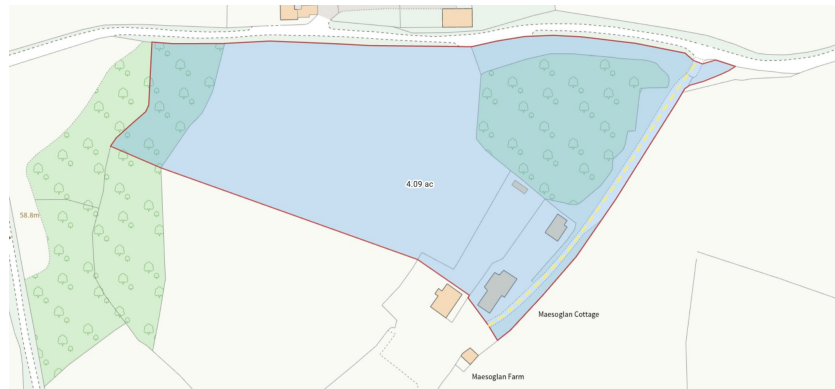
Method of Sale: The property is offered for sale by Private Treaty.

Boundaries: 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 in the particulars or not.

Viewing: Strictly by appointment only.

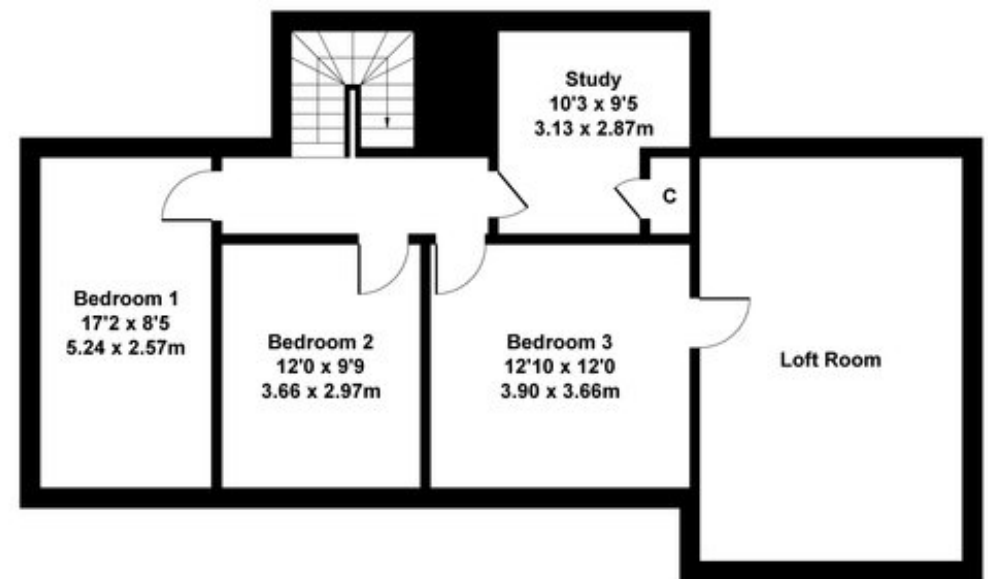


Maesoglan Cottage, Boduan LL53 8UT

Approximate Gross Internal Area
1938 sq ft - 180 sq m



GROUND FLOOR



FIRST FLOOR

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

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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