



Eiddo 3 Llofft | 3 Bedroom Detached Property in Large Plot

Ysgubor Wen, Trefor

Caernarfon, LL54 5AA

£245,000

www.lwhproperty.com



Ysgubor Wen, Trefor, Caernarfon, LL54 5AA

A detached 3-bedroom home set on a large plot, located near Trefor and conveniently close to the A499 Caernarfon Road.

Eiddo ar wahân gyda 3 ystafell wely wedi'i leoli mewn plot mawr, ger Trefor yn gyfleus o agos at Ffordd Caernarfon yr A499.

Ysgubor Wen boasts panoramic views of the surrounding mountain ranges, open countryside, and the coastline stretching as far as Anglesey. Yr Eifl and Tre'r Ceiri are situated to the west of the property, while Moel Penllechog is located to the east.

Situated near the small village of Trefor on Gwynedd's northern coast, this location offers coastal village living with convenient access to Pwllheli, the Llyn Peninsula, Caernarfon, and Snowdonia.

Externally, the garden and driveway are presently open to the adjoining parcel of land enabling buyers to landscape the grounds to their own requirements. At the Northern end of the garden a range of stone ruins are located.

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



The accommodation comprises:

Living Room - 4.97m x 4.82m
 WC/Utility - 2.97m x 1.67m
 Kitchen/Diner - 5.51m x 3.38m
 Rear Hallway
 Outhouse
 Landing
 Bathroom - 3.44m x 2.40m
 Bedroom 1 - 3.57m x 3.46m
 Bedroom 2 - 4.95m x 3.28m
 Bedroom 3 - 3.26m x 2.69m

The property is of traditional construction under slate roof covering.

Double Glazed | Oil Fired Central Heating
 EPC: TBC | Council Tax Band: C

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

Directions: From the A499 Caernarfon Road, turn south towards Trefor via the 'old road' and follow the single-track lane for approximately 350 yards. Ysgubor Wen is situated on the right-hand side.

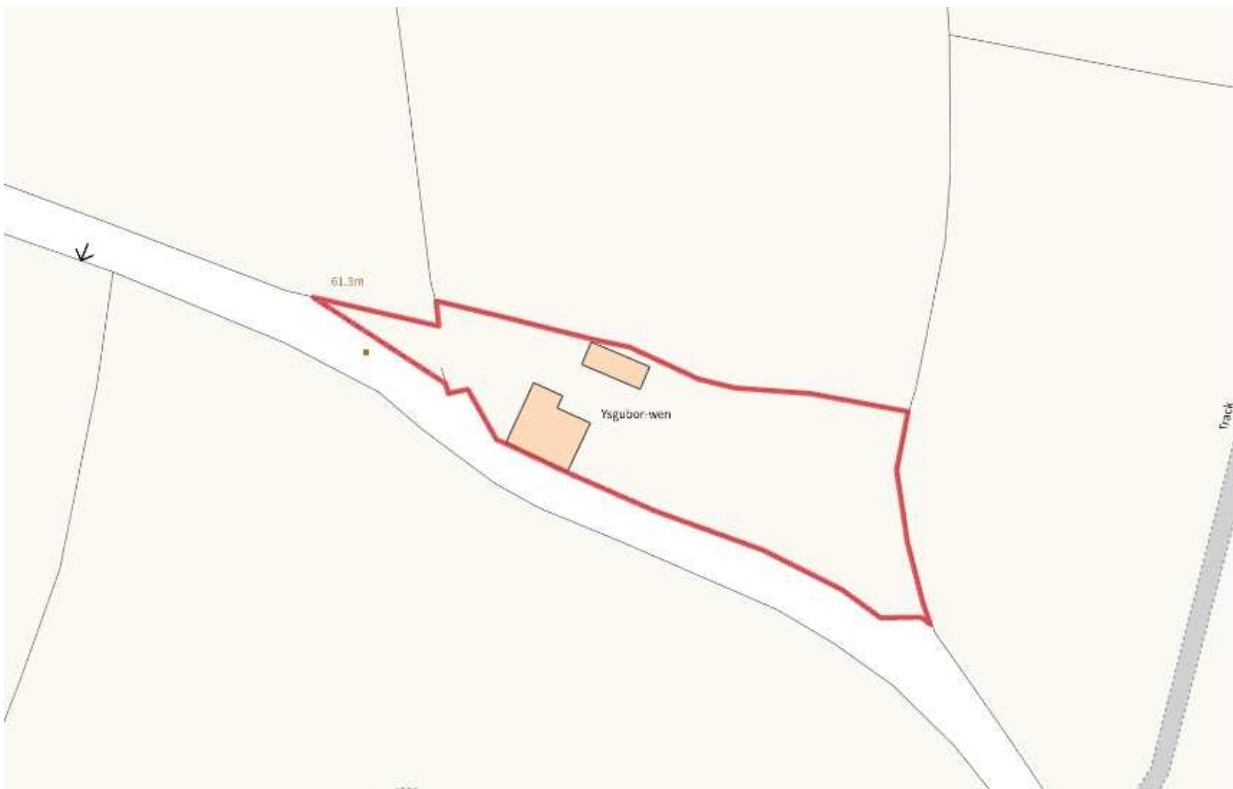
Method of Sale: The property is offered for sale by Private Treaty.

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.

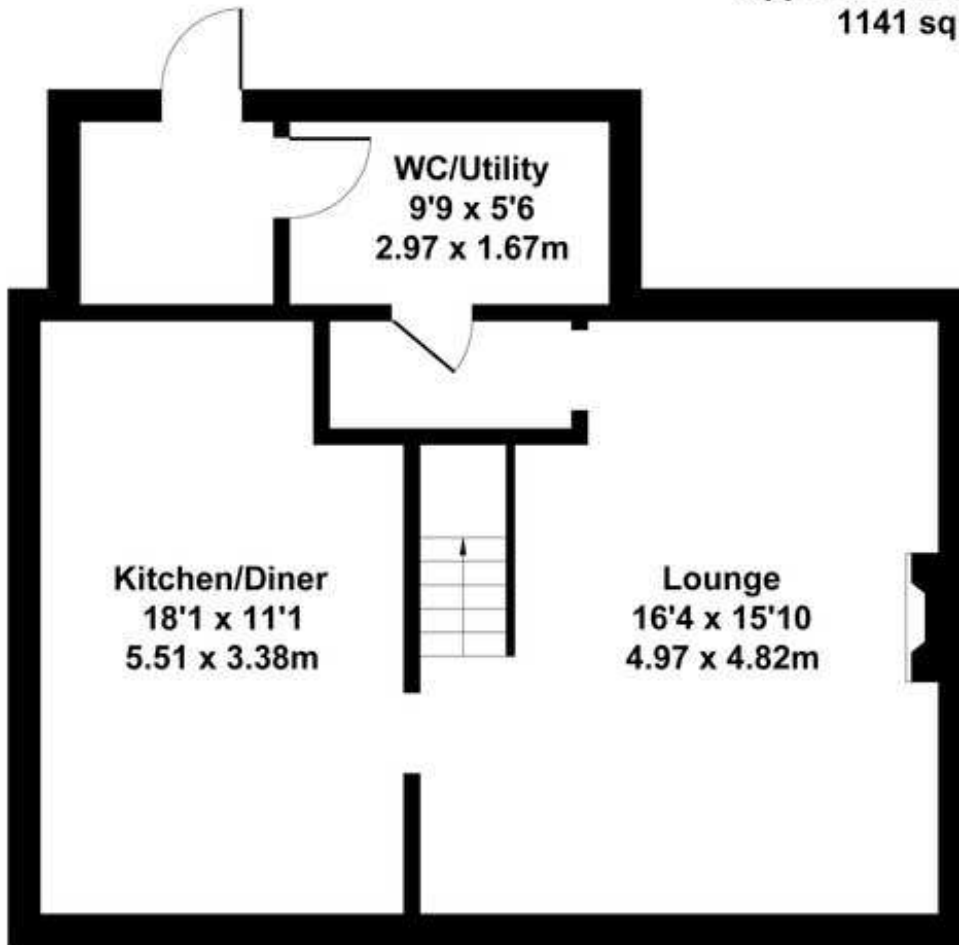
Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Viewing: Strictly by appointment only.

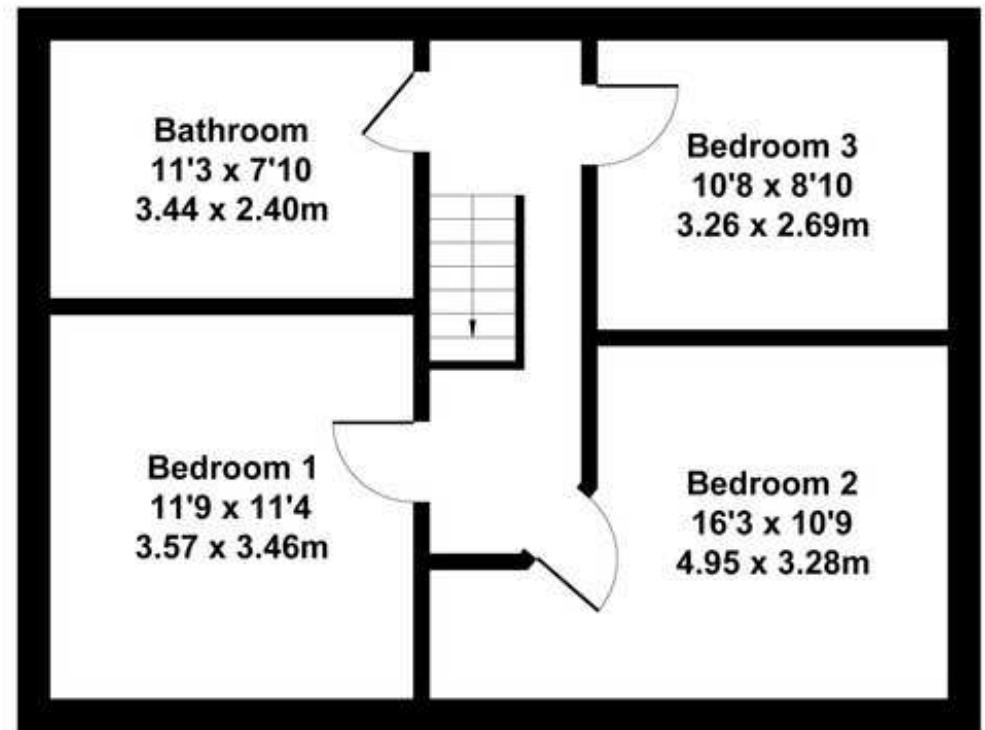


Ysgubor Wen, Trefor

Approximate Gross Internal Area
1141 sq ft - 106 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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