



Eiddo 3 Llofft | 3 Bedroom Semi-Detached
8 Bro Sion Wyn, Chwillog
Pwllheli, LL53 6NJ

£215,000
www.lwhproperty.com



8 Bro Sion Wyn, Chwillog, Pwllheli, LL53 6NJ

Eiddo 3 llofft ym Mhentref Chwillog wedi'i gyflwyno i safon uchel | Immaculately presented End Terraced 3 bedroom property in the village of Chwillog.

Prin daw eiddo ar werth yn y stad boblogaidd yma | Rarely do properties come to the open market in this popular estate

Cyfle gwyh ar gyfer teulu neu brynwr tro cyntaf | An excellent opportunity for families or 1st time buyers.

Chwillog is situated in a rural area being close to country and coastal walks, several picturesque sandy beaches and the marina at Pwllheli. Local amenities include a butchers, thriving pub, restaurant and primary school.

The accommodation is well laid out meeting the demands of modern family life. Outside there is off road parking, a front forecourt and a pathway leading around the property to the rear garden.

The renovations completed by the current owners included a new kitchen and bathroom along with the installation of central heating and various other improvements.

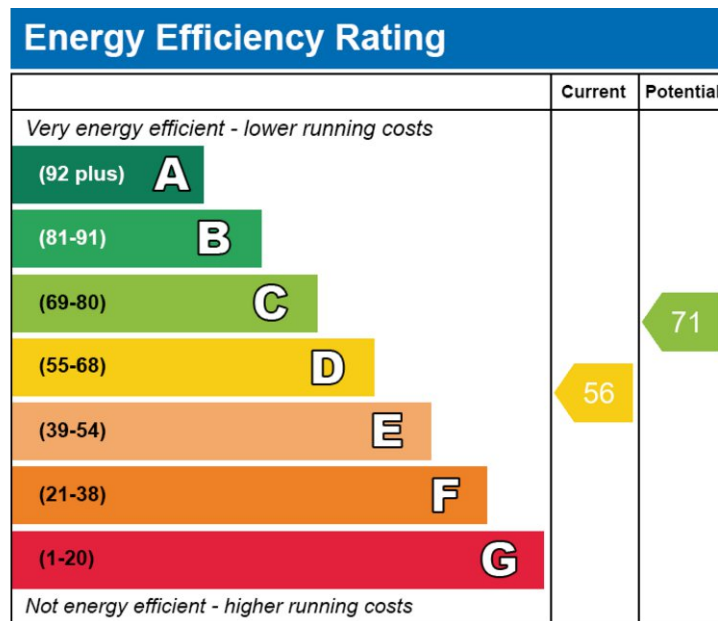
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his 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



The property comprises of:

Ground Floor:

Living Room - 5.95m x 4.25m
 Hallway with stairs leading up to the First Floor
 Kitchen - 4.14m x 2.44m
 Utility - 2.65m x 1.73m
 W/C - 1.82m x 0.73m

First Floor:

Landing with stairs leading to the Ground Floor and a storage cupboard
 Bedroom 1 - 2.74m x 2.59m (max)
 Bedroom 2 - 3.96m x 3.47m
 Bedroom 3 - 3.53m x 3.03m
 Bathroom - 2.44m x 1.76m

The W/C and Utility on the Ground Floor is located just off the main property.

The garden features a high quality garden room, perfect as an office or workshop.

Oil Fired Central Heating
 Mains Water and Drainage
 Council Tax Band: B
 EPC: D

The property is of traditional construction, under slate roof covering. Fully UPVC double-glazed windows.

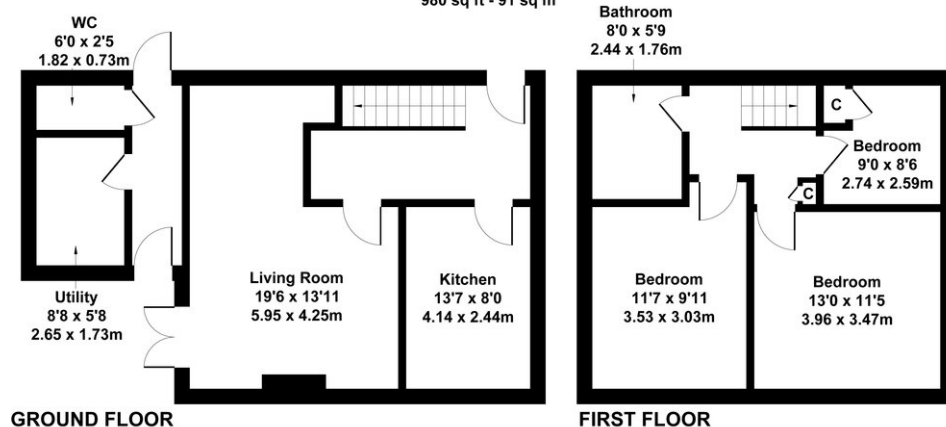
Directions: From the A497, proceed towards Chwillog, on entry to the village turn left for Bro Sion Wyn, no.8 is located the the top of the estate, on the left hand side.

Viewing: Please contact the office to book your viewing by appointment only.

Method of Sale: Private Treaty.

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Approximate Gross Internal Area
 980 sq ft - 91 sq m



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