

Tir ac Eiddo

LWH

Land and Property

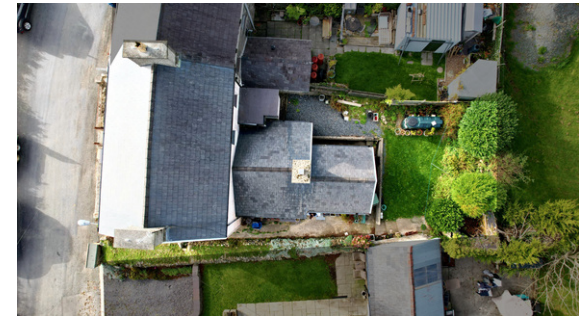
Lloyd Williams & Hughes



Siop Gynt a Eiddo 3 Llofft | Former Shop & 3 Bedroom Semi-Detached
Fron Goch, Pencaenewydd
Pwllheli, LL53 6RB

£220,000

www.lwhproperty.com



Fron Goch, Pencaenewydd, Pwllheli, LL53 6RB

Mae Fron Goch yn gyfle i brynu siop y pentre' gynt ac eiddo 3 llofft mewn lleoliad hwylus yng nghanol y pentref gyda golygfeydd ar draws gefn gwlad ynghyd a gardd.

Fron Goch offers a great opportunity to purchase the former village shop along with 3-bedroom accommodation. Located conveniently in the center of the village, it features scenic countryside views and a spacious rear garden.

This end-of-terrace property features 3 bedrooms and presents substantial potential for modernisation and reconfiguration to meet different needs. It offers versatile opportunities, either as a mixed-use space or potentially as a large single residence, subject to the appropriate consents and permissions.

Mae'r eiddo diwedd rhes hwn yn cynnwys tair llofft ac yn cynnig potensial i foderneiddio a newid cynllun yr eiddo i siwtio anghenion darpar brynwr.

Located in the village of Pencaenewydd a popular rural village located on the sought after Llyn Peninsula. The village is perfectly located to explore the local villages, towns, countryside and beaches

27 Penlan Street Pwllheli Gwynedd LL53 5DE

01758 719 682

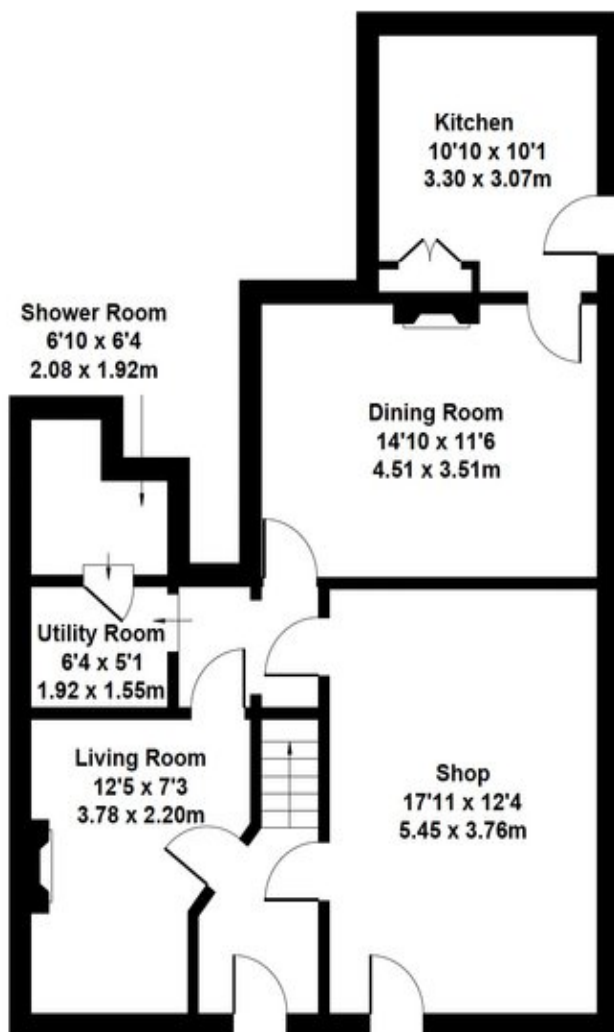
office@lwhproperty.com

www.lwhproperty.com

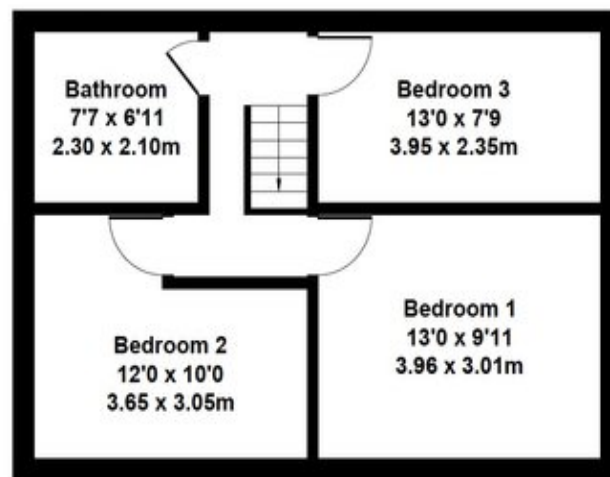
PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of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

Fron Goch, Pencaenewydd LL53 6RB

Approximate Gross Internal Area
1270 sq ft - 118 sq m



GROUND FLOOR



FIRST FLOOR

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

The property is of standard construction, under slate roof with a rear flat roof extension incorporating the ground floor shower room.

Fron Goch offers the following accommodation:

Hallway
Former Shop - 3.76m x 5.45m
Living Room - 2.20m x 3.78m
Utility Room - 1.55m x 1.92m
Shower Room - 1.92m x 2.08m
Dining Room - 3.51m x 4.51m
Kitchen - 3.07m x 3.30m
Landing
Bedroom 1 - 3.01m x 3.96m
Bedroom 2 - 3.05m x 3.65m
Bedroom 3 - 2.35m x 3.95m
Bathroom - 2.10m x 2.30m

Council Tax Band: D
EPC: TBC
Double Glazed

Important Information:

Directions: At the cross roads in Pencaenewydd, head towards Llanybi and Fron Goch is located on the left hand side, in approximately 200 yards.

Services: Mains Services & Oil fired Central Heating

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.