



Eiddo 2 Llofft | 2 Bedroom Semi-Detached
2 Tan Y Foel, Sarn Mellteyrn
Pwllheli, LL53 8HF

REDUCED £170,000
www.lwhproperty.com



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Tŷ diwedd rhes dwy ystafell wely yn Sarn Mellteyrn, gyda gardd a 'dreif | Two-bedroom end-of-terrace house in Sarn Mellteyrn, offering a large rear garden and off-street parking.

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

Inside, the entrance hallway opens into an open-plan living and dining room with a Rayburn stove, leading into the kitchen in the vaulted side extension. At the rear, a side entrance porch leads to a conservatory with a central cloakroom.

The first floor features a large double-fronted bedroom, a second bedroom at the rear, and a family shower room.

Externally, a driveway from the public highway leads to a 150 ft lawned garden featuring a pond and a variety of mature plants and trees.

27 Penlan Street Pwllheli Gwynedd LL53 5DE

01758 719 682

office@lwhproperty.com

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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

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Approximate Gross Internal Area
947 sq ft - 88 sq m

Accommodation:

Entrance Hallway
Living & Dining Room - 3.27m x 5.50m
(Max) Rayburn
Kitchen 1.86m x 3.64m (Vaulted)
Rear Porch
Conservatory with WC.

Landing
Bedroom 1 - 2.64m x 4.55m
Bedroom 2 - 2.74m x 2.76m
Bathroom - 1.85m x 2.43m

Double Glazed - Timber + UPVC
Mains Drainage and Electric
Traditional Construction under Slate Roof
Externally Insulated
Oil Central Heating
EPC: E | Council Tax Band: B

Directions: From Pwllheli, follow the B4413 towards Sarn. At the Pen Y Bont pub, make a sharp left and continue on the B4413. Pass the garage and the village hall and go up the hill. 2 Tan y Foel is the last property on the right, just above the tractor dealership

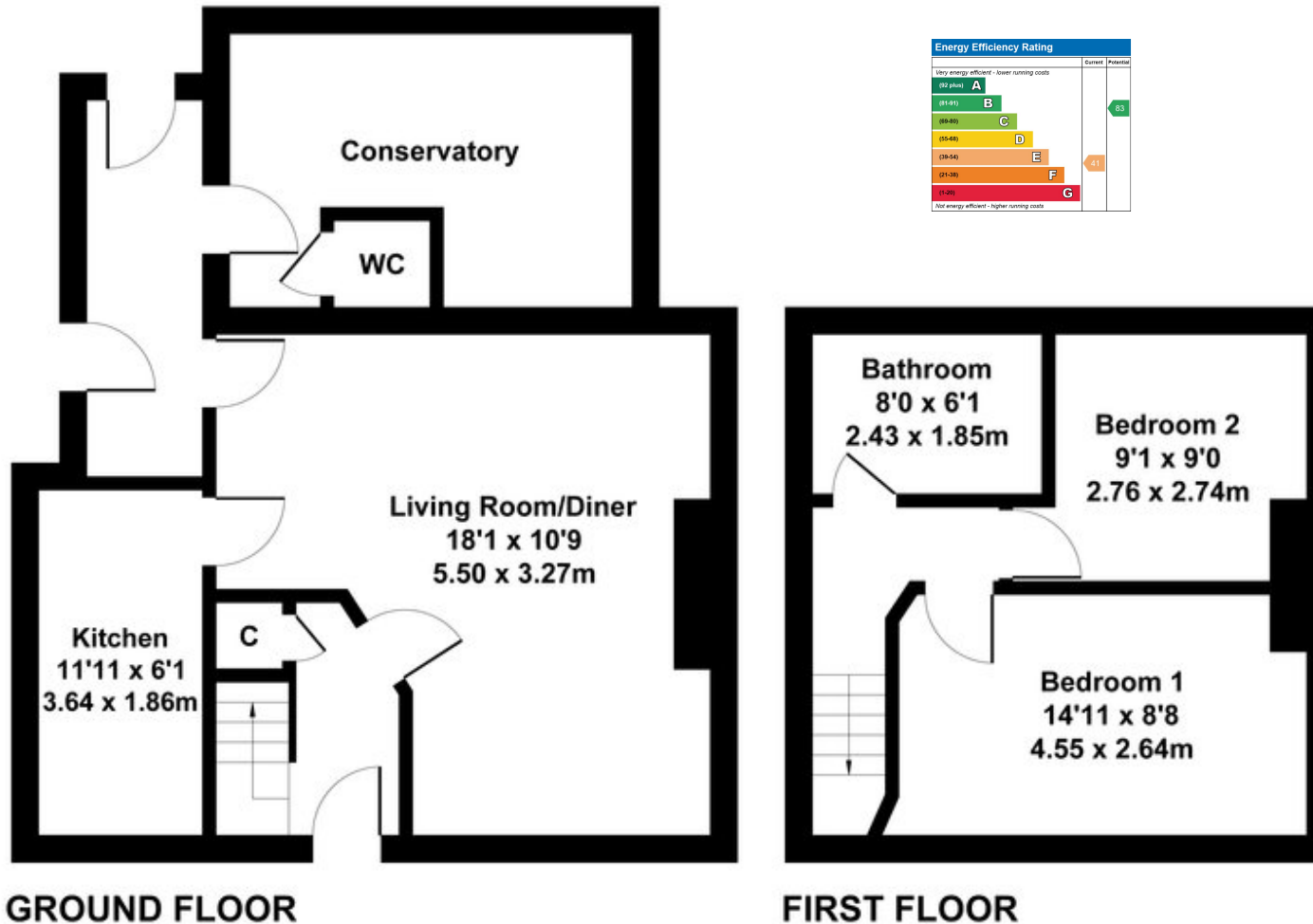
Method of Sale: The property is offered for sale by Private Treaty.

Viewing: Strictly by appointment only.

Tenure: Freehold with vacant possession on completion.
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.



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