

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 2 Llofft | 2 Bedroom Terraced Property with Outbuilding

Bryn Ynys 5 Moriah Terrace, Llithfaen

Pwllheli, LL53 6NP

£165,000

www.lwhproperty.com



Bryn Ynys 5 Moriah Terrace, Llithfaen LL53 6NP

Eiddo teras dwy ystafell wely gyda atig sylweddol, wedi'i leoli yng nghanol Llithfaen. Tŷ golau a chroesawgar sy'n cynnwys gardd breifat, gweithdy defnyddiol a golygfeydd trawiadol tuag at Fae Ceredigion.

Charming two-bedroom terraced home in the heart of Llithfaen, offering bright, pleasant accommodation and a large attic room. The property benefits from a garden, workshop and spectacular views across Cardigan Bay.

An excellent opportunity for families or first-time buyers. Formerly an investment tenant-occupied property, it is offered for sale with no onward chain.

Cyfle gwych ar gyfer teulu neu brynwr tro cyntaf, dim cadwyn.

Internally, the entrance hallway leads to an a front reception room with deature fireplace and wood-burning stove. the kitchen diner is situated at the rear of the property, with a utility room within the rear single storey extension opening onto the courtyard area.

27 Penlan Street Pwllheli Gwynedd LL53 5DE

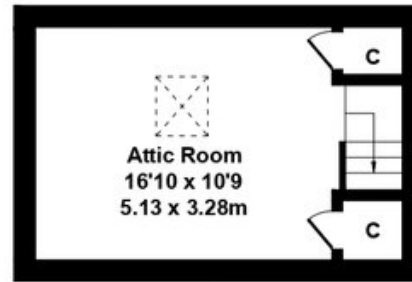
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Upstairs, a well-appointed family bathroom is located at the rear, while the spacious master bedroom and second bedroom at the front both feature spectacular views.

Nant Gwtheyrn and Tre'r Ceiri Hillfort are but a few of the local amenities and attractions within the locality. Llithfaen includes a village shop and community tavern.

The property has lawned gardens to the front and rear, with a solid built workshop situated at the top of the garden with power.

Accommodation:

- Entrance Hallway
- Reception Room - 3.86m x 3.26m - Fireplace with Wood Burning Stove
- Kitchen - Diner - 2.72m x 4.81m - Fitted Units
- Utility Room - 2.43m x 2.74m - Boiler
- Landing
- Bathroom - 1.78m x 3.52m - Full Suite
- Bedroom 1 - 3.52m x 4.19m - Feature Fireplace
- Bedroom 2 - 2.30m x 3.37m
- Attic (Own Staircase) - 3.28m (max) x 5.13m

- Double Glazed/UPVC Windows
- Mains Drainage and electric
- Oil Central Heating
- EPC: E | Council Tax Band: B

Directions: The property is situated approximately 400ft West of the cross roads at the centre of Llithfaen.

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

Viewing: Strictly by appointment only.

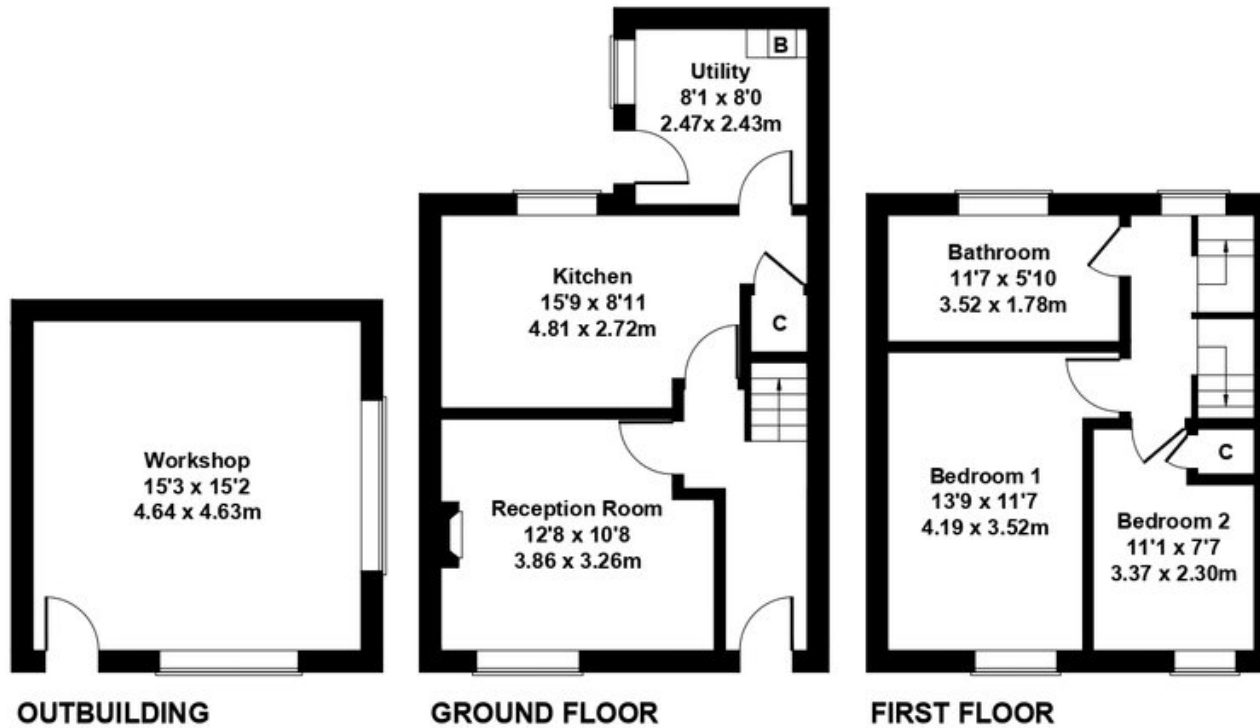
Tenure: Freehold with vacant possession on completion.

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.

Bryn Ynys, Llithfaen LL63 6NP

Approximate Gross Internal Area
1163 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.