



Hen Gapel | Chapel Conversion | 4 Llofft | 4 Bedrooms
Greigwen, Rhydyclafdy
Pwllheli, LL53 8PL

£445,000

www.lwhproperty.com



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Croeso i Greigwen, hen gapel wedi ei addasu yn gartref braf pedair llofft mewn lleoliad gwledig golygfeydd panoramig tuag at Garn Boduan a Mynyddoedd yr Eifl, wedi'i osod mewn tair erw yn gyfan.

Cyfle prin i fod perchen cartref o faint sylweddol sydd yn berffaith ar gyfer teuluoedd gyda'r opsiwn i ddatblygu'r tir gerllaw ymhellach gyda mynediad ar wahân o'r ffordd i ardal eang sydd wedi'i lenwi a'i lefelu'n ddiweddar.

Mae'r eiddo yn cynnig pedair llofft ddwbl, dwy ystafell ymolchi a gofod byw yn cynnwys cegin fwyta sylweddol, ystafell fyw gyda stof, swyddfa, toiled ac iwtiliti. Llety hwylus ar gyfer teulu sydd yn darparu ystafelloedd o faint da, mewn cynllun hwylus gyda'r ystafelloedd byw i gyd yn y cefn yn edrych ar draws yr ardd.

Mae Greigwen wedi ei leoli i'r Gorllewin o Rydyclafdy, pum milltir tu allan i Bwllheli gyda golygfeydd tuag at Foel Caerau a Garn Fadryn i'r Gorllewin, i'r Dwyrain gwelir ar draws Cors Geirch tuag at Garn Boduan gyda Mynyddoedd yr Eifl i'w gweld.

Yn dilyn y datblygiad gwreiddiol a gwblhawyd yn y 90au, mae'r eiddo yn ddiweddar wedi cael ei ddiweddarau yn cynnwys gwaith ail chwpio tu allan. Mae'r eiddo yn barod i symud mewn gyda potensial i ddatlbygu a moderneidio ymhellach i angehnion penodol y prynwr.



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Welcome to Greigwen, a former chapel converted into a four-bedroom home, set in a rural location with panoramic views toward Garn Boduan and the Mynyddoedd yr Eifl, all situated within approximately three acres.

A rare opportunity to own a substantial property ideal for families, with potential to develop the nearby land further. There is separate access from the road to a large, recently filled and levelled parcel.

The accommodation comprises four double bedrooms, two bathrooms and extensive living space including a substantial kitchen-diner, a sitting room with a stove, an office, a WC and a utility room. The family-friendly layout provides generously sized rooms in a practical, convenient configuration, with the principal living areas at the rear overlooking the garden.

Greigwen is situated west of Rhydyclafdy, five miles from Pwllheli. To the west there are views towards Foel Caerau and Garn Fadryn; to the east, across Cors Geirch, the outlook extends to Garn Boduan with the Mynyddoedd yr Eifl beyond.

Following its conversion in the 1990s, the property has recently been refreshed, including re-rendering of the exterior. The house is ready to move into, with scope for further development and modernisation.



Mae adeiladau allanol yn cynnwys garej a gweithdy ffram-god, sy'n cynnig cysail i ddatblygu ymhellach neu i adnewyddu'r adeilad.

Mae'r tir, tua 3 erw, wedi'i rannu'n dair rhan. I'r Gogledd mae llcyn hir a main o dir, gardd a dreif yn amgylchynu'r tŷ ac ardal eang a gafodd ei llenwi a'i lefelu i'r De, gyda mynediad ar wahân o'r ffordd.

Outbuildings include a garage and a timber-framed workshop, providing a good base for further development or refurbishment.

The land, extending to approximately three acres, is divided into three sections. To the north is a long, narrow strip, followed by the house, garden and driveway, which has its own road access. South of the driveway the land continues and includes a large, recently filled and levelled parcel that also benefits from separate road access.

Gwybodaeth Pwysig | Important Information

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.



27 Penlan Street Pwllheli Gwynedd LL53 5DE

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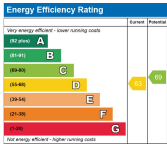
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his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

Llety | Accommodation:

Entrance Hallway
Study - 2.29m x 4.14m
Living Room - 4.13m x 5.28m
Kitchen Diner - 4.11 x 5.95m
WC - 0.91m x 1.50m
Utility Room - 2.65m x 3.40m
Rear Porch - 1.50m x 4.41m

Landing
Bedroom 1 - 4.26m x 5.98m
Ensuite - 0.74m x 2.12m
Bedroom 2 - 3.51m x 3.71m
Bedroom 3 - 3.37m x 4.03m
Bedroom 4 - 2.76m x 3.22m
Bathroom - 2.59m x 2.86m (max)



Cegin wedi'i gwneud â llaw yn cynnwys unedau derw, wyneb ithfaen.
Handmade kitchen featuring oak units and granite worktops.

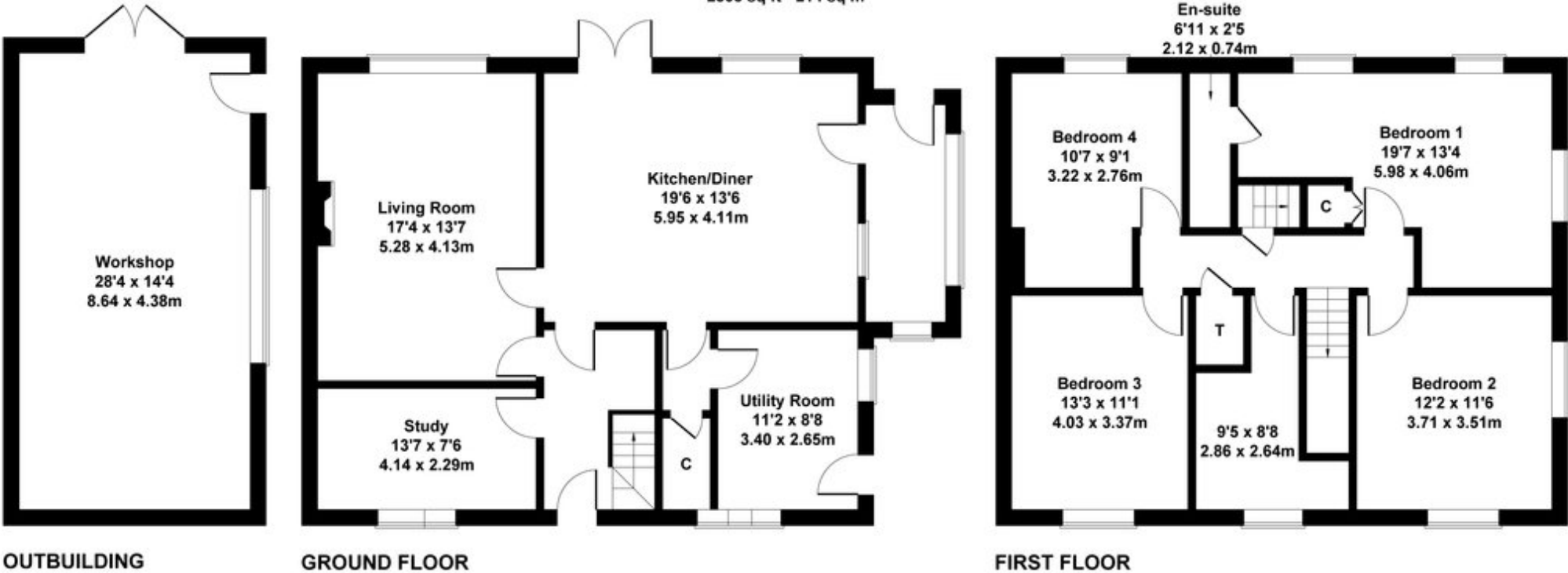
Gwybodaeth Pwysig | Important Information

Double Glazed Hardwood Windows
Mains Electric and Water | Private Drainage
Oil Fired Central Heating
EPC: D | Council Tax Band: E

Directions: From Pwllheli, head towards Nefyn via Efailnewydd. In Efailnewydd, take the left turn at the crossroads onto the B4415 towards Rhydyclafdy and continue through the village towards Nanhoron. In less than a mile, turn right at the junction signposted Dinas — you'll see a red post box at the junction. Continue along the single-track road for approximately half a mile through a wooded section; Greigwen will be on the right after the next bend.

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Approximate Gross Internal Area
2303 sq ft - 214 sq m



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



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