



Eiddo 3 Llofft | 3 Bedroom Detached House with Outbuildings | Option for Further Land

Hen Aelwyd, Rhoshirwaun

Pwllheli, LL53 8HN

£399,000

www.lwhproperty.com



Hen Aelwyd, Rhoshirwaun, Pwllheli, LL53 8HN

Mae Hen Aelwyd yn gyfle brynu cartref modern mewn lleoliad gwledig a cyfleus ger Rhoshirwaun ym Mhen Llyn sy'n cynnwys garej ac iard sylweddol.

Hen Aelwyd offers the opportunity to purchase a modern home in a convenient rural location near Rhoshirwaun on the Llŷn Peninsula, complete with a garage and a generous yard.

Option of a further 3.8 acres by separate negotiation, shaded purple as shown (Left)

Comprising three bedrooms and spacious ground-floor living accommodation, the property is ideal as a family home or for those seeking a country residence set within generous, landscaped grounds. The gardens feature a large gravel driveway and a detached double garage/carport.

Yn cynnwys tair llofft, mae'r eiddo yn berffaith ar gyfer teulu. Ail adeiladwyd Hen Aelwyd yn y 1990au mewn steil sympathetig i'r adeilad gwreiddiol efo'r bwriad o gadw cymeriad gwreiddiol yr eiddo. Mae'r cytiau sinc i'r Dwyrain o'r tŷ wedi'u cadw o'r adeilad gwreiddiol, sy'n darparu gofod sylweddol gyda mynediad ar wahân o flaen yr eiddo.

Hen Aelwyd was rebuilt in the 1990s in a style sympathetic to the original building's form, with the aim of preserving its historic character. The corrugated garages to the east of the property were retained from the original building, providing substantial storage space with separate access from the front.

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



Internally, the side door opens into a hallway off the kitchen, with a utility area and WC at the rear. The spacious kitchen leads through to a separate dining area which connects to the central reception room. The reception room is open-plan with the large entrance hall and front door, which houses the staircase to the first floor. The reception room includes a fireplace and patio doors overlooking the garden.

Upstairs, all three bedrooms face the front of the property: the largest at the eastern end, a double in the middle, and a single bedroom (currently used as an office) at the western end adjacent to the family bathroom. The accommodation is bright, with all bedrooms benefiting from an uninterrupted outlook across the surrounding countryside and Rhiw beyond.



Rhoshirwaun is situated at the western end of the Llŷn Peninsula, 2.5 miles northeast of Aberdaron and 12 miles from Pwllheli, offering a rural location within easy reach of the coastline, local landmarks and amenities.

The accommodation comprises:

- Entrance Lobby - Stairs to 1st Floor
- Living Room - 3.0m x 3.73m
- Dining Room - 2.40m x 3.42m
- Kitchen Diner - 3.92m x 4.74m
- Utility Room & WC.

- Landing
- Bedroom 1 - 3.76m x 3.97m
- Bedroom 2 - 3.35m x 3.40m
- Bedroom 3 - 2.15m x 3.94m
- Bathroom - 2.49m x 3.04m



The property is of traditional construction under a slate roof.

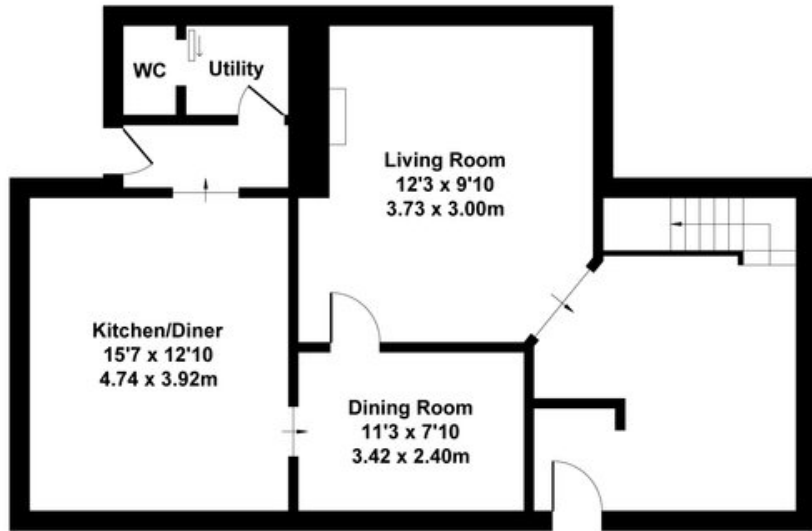
Location and Directions

From Pwllheli, take the A499 then the B4413, continuing through the villages of Llanbedrog, Mynytho, Botwnnog and Sarn Mellteryn. After leaving Sarn, pass the garage and climb the steep hill; continue for a further 3 miles along the same road. You will pass a crossroads and a farmer's merchant before the road narrows to a single carriageway with residential properties on the right. As you approach Hen Aelwyd you will see the church next door — take the driveway before you reach the church.

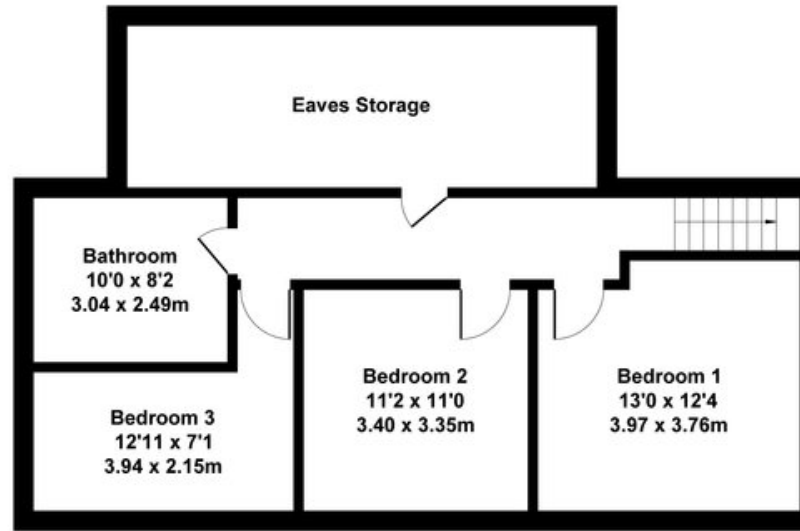
Hen Aelwyd, Rhoshirwaun LL53 8HN

Approximate Gross Internal Area
1389 sq ft - 129 sq m
(Excluding Eaves Storage)

Energy Efficiency Rating	
Very Energy Efficient	A
Energy Efficient	B
Decent	C
Below Average	D
Poor	E
Very Poor	F
Extremely Poor	G



GROUND FLOOR



FIRST FLOOR

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



Services
Mains Water and Private
Drainage
LPG Heating

Method of Sale
Private Treaty

Ratings
Council Tax: 'E'
EPC: 'E'

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

Viewing
Strictly By appointment only

Tenure
Freehold with vacant
possession on completion

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

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