

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 3 Llofft | 3 Bedroom Semi-Detached Property

10 Cae'r Llwyn, Dinas

Pwllheli, LL53 8UB

REDUCED

£150,000

www.lwhproperty.com



10 Cae'r Llwyn, Dinas, Pwllheli, LL53 8UB

Eiddo 3 llofft diwedd rhes mewn wedi'i leoli mewn ardal wledig yn Dinas | 3-bedroom semi-detached property located in a rural area of Dinas.

Ideal opportunity for first-time homebuyers or Investors

Mae Cae'r Llwyn yn res o ddeg eiddo wedi'i amgylcynu gan gefn gwlad sydd yn gyfleus i Bwllheli, Tudweiliog a Sarn Mellteyrn. Mae'r tŷ yn mwynhau golygfeydd tuag at Garn Boduan ar draws tuag at Arfordir Tudweiliog ag ymhellach.

Cae'r Llwyn is a row of ten properties surrounded by countryside which is convenient for Pwllheli, Tudweiliog and Sarn Mellteyrn. The house offers views of Garn Boduan and extends to the Tudweiliog Coast and beyond.

Mor Awelon is a project property that has recently been equipped with a heating system and solar panels. The spacious accommodation is perfect for family living, featuring off-street parking and a rear garden with side access.

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01758 719 682

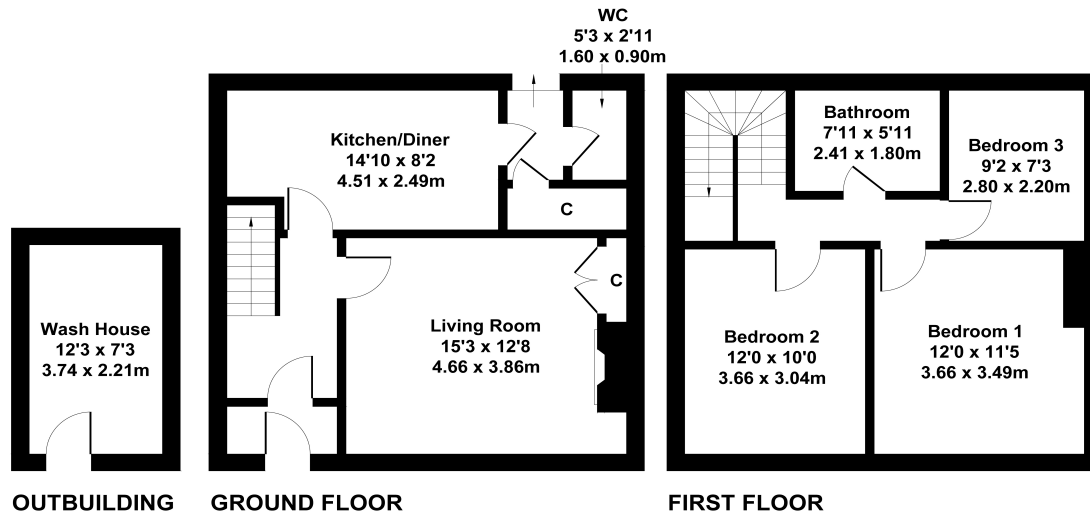
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his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

10 Caer Llwyn Dinas Pwllheli LL53 8UB

Approximate Gross Internal Area
1023 sq ft - 95 sq m



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



The ground floor boasts a living room with fireplace and a dining kitchen leading to the upstairs comprising two spacious double bedrooms, a smaller single and the family bathroom.

Externally, the property includes valuable additional storage, such as a boiler room, a separate WC, and a detached outbuilding with electric supply. A garage can be found at the bottom of the garden.

Ground Floor Accommodation:

Entrance Porch - 0.65m x 1.83m
Hallway - 1.83m x 3.07m
Living Room - 3.86m x 4.66m
Kitchen Diner - 2.49m x 4.51m
Rear Open Hallway - 0.9m x 1.6m
Boiler Room - 0.9m x 2.0m
WC - 0.9m x 1.6m

First Floor Accommodation:

Landing - 1.80m x 2.81m
Bedroom 1 (Front) - 3.49m x 3.68m
Bedroom 2 (Front) - 3.04m x 3.66m
Bedroom 3 (Rear) - 2.20m x 2.80m
Family Bathroom - 1.80m x 2.41m

Part of the front garden has been laid to hardstanding with the remainder lawned with pedestrian gate to Cae'r Llwyn. To the rear the property is partially enclosed, with access provided to the bottom garage.

Please be aware that a sewage station is located behind the property, with Dwr Cymru owning the adjacent driveway, which is occasionally used by tankers and vehicles. Mor Awelon has established access rights along the side of the property and has received permission to install a gate for securing the rear area.

Air Source Heat Pump with Solar Array | Mains Water and Drainage

Council Tax Band: B | EPC: TBC

The property is of traditional construction, under slate roof covering. Aluminium Windows and Timber Doors

Directions: From Pwllheli, head toward Nefyn and arrive at the Bryncynan Roundabout for Morfa Nefyn, Ceidio, and Nefyn. At the roundabout, take the 1st exit signposted for Dinas and Llanestyn. Continue for 2.7 miles along the single-track road. After passing Nyffryn Farm, turn left just before the 'Dinas village' sign and continue for 250 feet. Mor Awelon will be located on your right-hand side.

Viewing: Please contact the office to book your viewing by appointment only.

Method of Sale: Private Treaty.