

Tir ac Eiddo
LWH
Land and Property
Lloyd Williams & Hughes

Eiddo 4 Llofft | 4 Bedroom Detached Dormer Bungalow with Garage

Bron Y Graig, Llwynhudol, Caernarfon Road

Pwllheli, LL53 5YE

£299,000

www.lwhproperty.com











Bron Y Graig, Caernarfon Road, Pwllheli, LL53 5YE

Byngalo mewn safle dymunol ar Ffordd Caernarfon, Llwynhudol, i'r dwyrain o Bwllheli, gyda golygfeydd gwledig. Mae'r eiddo yn brosiect sy'n cynnig potensial ar gyfer ail-ddatblygu, ail-gyflunio neu estyniad, yn amodol ar gael y caniatâd perthnasol.

Detached bungalow in a desirable elevated position on Caernarfon Road, Llwynhudol, east of Pwllheli, offering far-reaching countryside views. The property is a full renovation project and presents excellent potential for redevelopment, reconfiguration or extension, subject to obtaining the necessary consents and permissions.

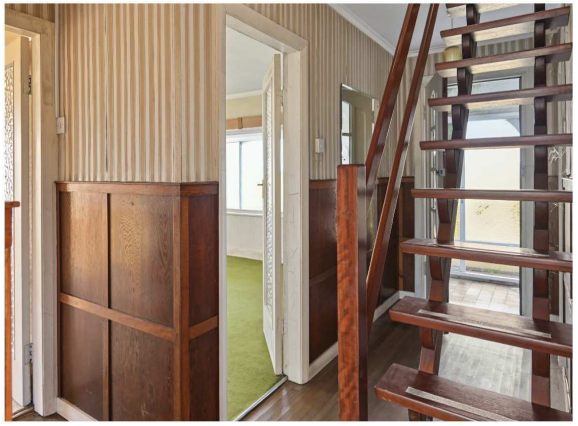
Detached bungalows are rare on the market at the edge of Pwllheli, offering semi-rural living just a stone's throw from the town's amenities. Set over two floors with the benefit of dormer bedrooms above, Bron Y Graig comprises four bedrooms in total, with generous living accommodation, a rear kitchen and a detached garage, plus front and rear gardens.

On entering, a glazed porch leads into a central hallway. Two double bedrooms are located to the left, while the living room, dining room and kitchen are to the right. The bathroom and cloakroom are at the end of the hallway.

Externally, vehicle access to the property is via a drive that passes the two neighbouring properties; there is also pedestrian access directly onto the public highway. The gently sloping plot features a split-level front garden beside the main driveway, which runs around the property to the detached garage at the rear. The lawned rear garden sits slightly raised above the back of the house.

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








The property is situated east of Pwllheli town centre, within a short drive, less than a mile from local amenities including shops, eateries, Pwllheli Harbour and Pwllheli Golf Club.

Internal Accommodation:

Porch - 1.20m x 6.70m
Hallway - Staircase to 1st Floor
Living Room - 3.60m x 5.11m
Dining Room - 2.90m x 4.0m
Kitchen - 2.40m x 3.20
Coal Store - 0.9m x 1.20m
Bathroom - 1.0m x 1.80m
WC - 0.80m x 1.60m
Bedroom 1 (Front) - 3.0m x 3.90m
Bedroom 2 (Rear) - 4.0m (max) x 4.90m

Garage - 3.0m x 6.50m

Partially Double Glazed
Water Heater | Mains Services | Storage Heaters
EPC: G | Council Tax Band: E

Directions: Departing Pwllheli on the A499 (Caernarfon Road), the property is on the right at the top of the hill leading from Aldi towards Llwynhudol, opposite the bus stop.

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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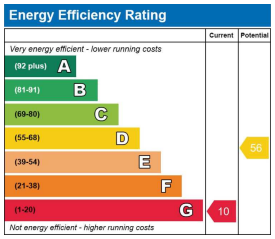

Bron Y Graig, Llwynhudol, Pwllheli, Gwynedd, LL53 5YE

Approximate Gross Internal Area
2045 sq ft - 190 sq m

Not to Scale. Produced by The Plan Portal 2026
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