

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



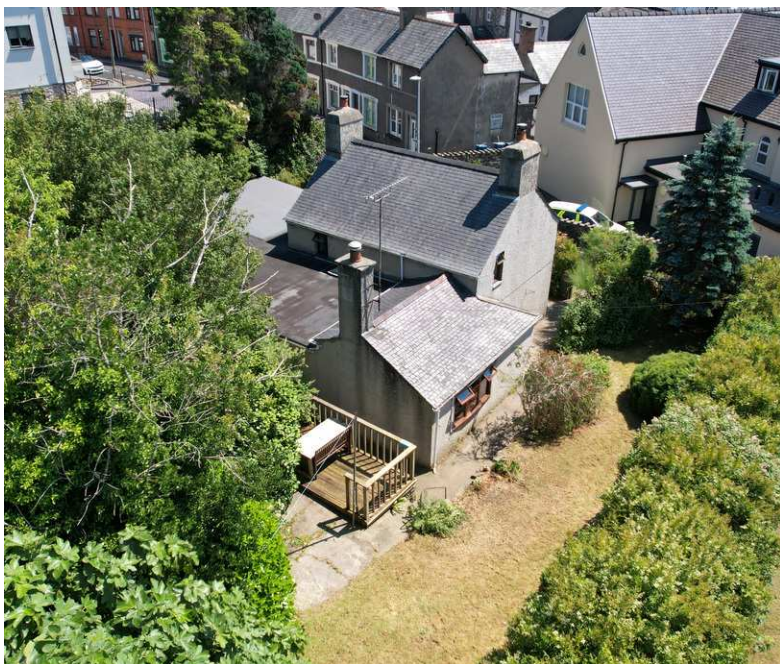
Eiddo 3 Llofft | 3 Bedroom Detached House with Double Garage

Ty Winllan, Ala Uchaf

Pwllheli, LL53 5RE

£275,000

www.lwhproperty.com



Ty Winllan, Ala Uchaf, Pwllheli, LL53 5RE

Discover a quaint detached cottage with a driveway and double garage, tucked away off Ala Uchaf in the heart of Pwllheli, occupying a spacious, private plot.

Set within mature grounds, the garden is a peaceful oasis from the town centre, with lawned areas and established trees and shrubs — a rare find on a quiet one-way street just a stone's throw from local amenities. Carefully restored by the previous owner after the turn of the millennium, the property retains many character features, including a handmade kitchen, exposed beams and an inglenook fireplace.

Dyma gartref llawn cymeriad, gyda dreif a garej ddwbl, mewn lleoliad cuddiedig oddi ar Ala Uchaf yng nghanol Pwllheli, gyda gardd a phlot sylweddol. Mae'r ardd yn cynnig lleoliad preifat a distaw sydd yn unigryw iawn mewn lleoliad trefol fel hyn. Ar ôl cyfnod o waith a gwblhawyd ar ôl troad y mileniwm, mae'r eiddo yn cynnwys sawl nodwedd diddorol, gan gynnwys cegin wedi'i gwneud â llaw, gwaith coed a lle tân.

Comprising two/three bedrooms, the accommodation features a central entrance hall. The double-fronted reception room at the front of the property contains an inglenook stone fireplace and wood-burning stove. To the rear, the bathroom is centrally located with the second reception room (or third bedroom) on one side and the kitchen-diner on the other. A small utility space off the kitchen provides access to the adjoining garage.

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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



The garden is enclosed by a stone wall with a concrete path surrounding the whole property. Steps lead to the lawned garden, with a further path up to an additional expanse of lawn shaded by mature trees and plants. A path runs down the side of the property to a separate arched entrance onto Ala Uchaf. Parking for two vehicles plus double garage is a rare and desirable feature in this setting making this an ideal family home.

The accommodation comprises:

Entrance Hallway
 Reception room - 4.31m x 4.46m
 Reception room (Bedroom) - 4.12m x 4.15m
 Bathroom - 1.82m x 3.17m
 Kitchen Diner - 3.09m x 4.19m
 Utility Room & Access to Garage
 Landing
 Bedroom 2 - 3.05m x 3.39m
 Bedroom 1 - 2.97m x 4.36m
 Garage (Left) - 2.60m x 4.75m
 Garage (Right) - 2.60m x 4.75m

The main property is of traditional construction with pebbledash walls and a roof partly covered in slate and partly flat.

Double Glazed Hardwood Windows and Doors.
 Mains Services and Gas EPC: D | Council Tax Band: C

Directions: From Pwllheli Maes Roundabout, proceed up Gaol Street toward Capel Salem. At the Ironmonger store, turn left onto the one-way street and continue; Ty Winllan will be on the right, opposite the police station.

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.

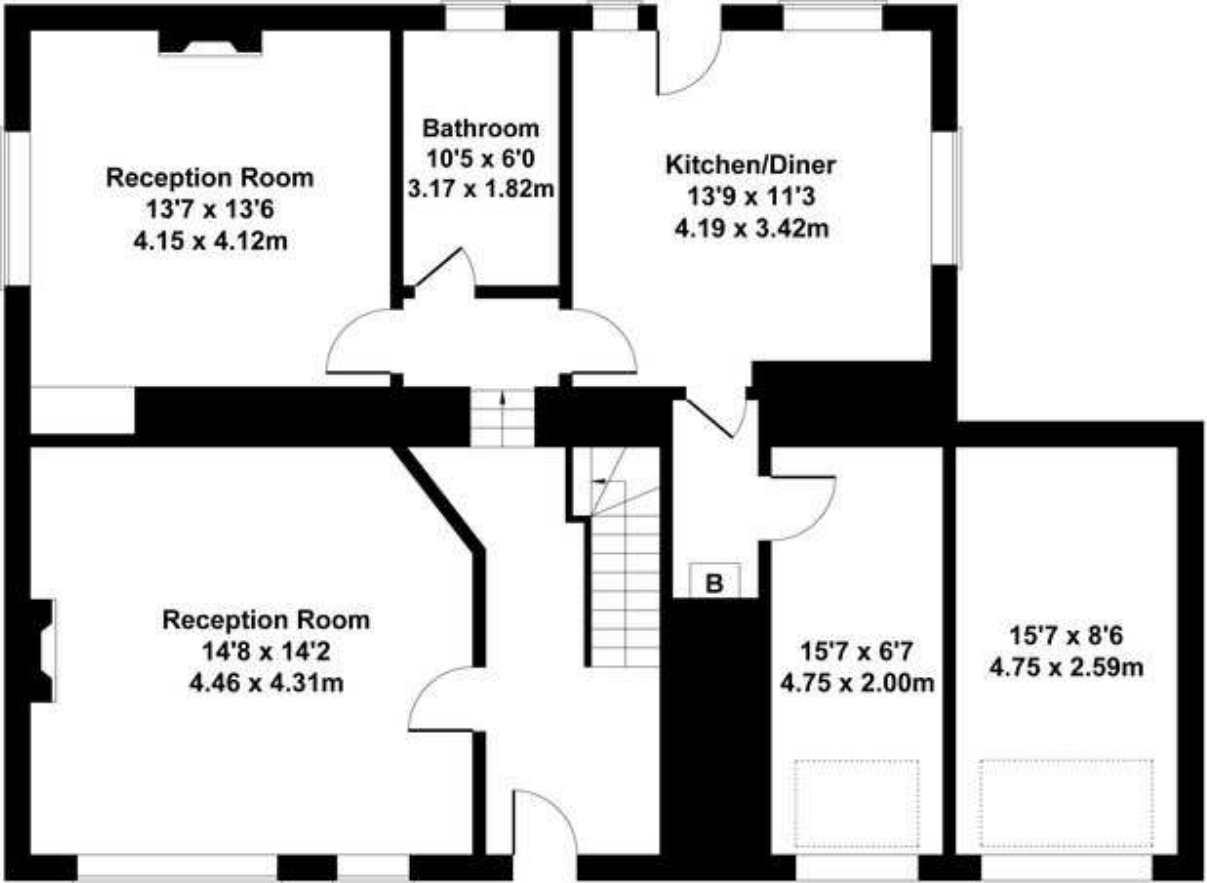
Planning: The property is sold subject to any existing or other statutory notice, or which may come into force in the future. Purchasers should make their own enquiries into any designations.

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.

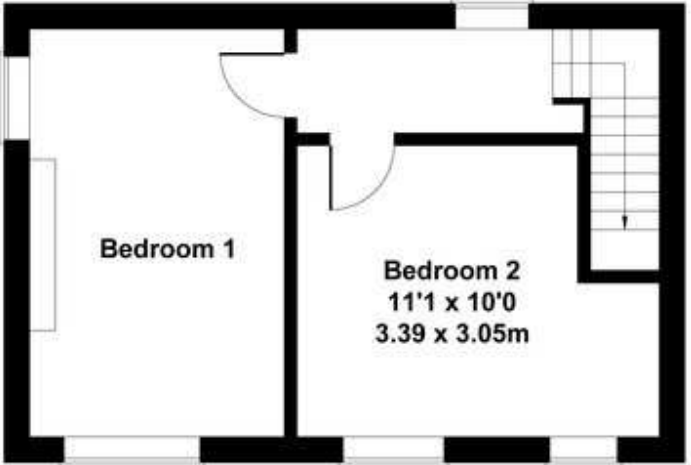


Ty Winllan, Upper Ala Road, Pwllheli, Gwynedd, LL53 5RE

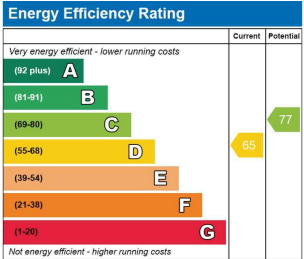
Approximate Gross Internal Area
1604 sq ft - 149 sq m



GROUND FLOOR



FIRST FLOOR



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