

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Eiddo 4 Llofft | 4 Bedroom Detached Rural Property

Bwthyn Lon Dywod, Boduan

Pwllheli, LL53 6DR

REDUCED

£455,000

www.lwhproperty.com



Bwthyn Lon Dywod, Boduan, Pwllheli, LL53 6DR

Discover this charming rural property in Boduan, set over two floors and ideal for families or anyone seeking peaceful country living within easy reach of Pwllheli. The house offers four bedrooms, including a ground-floor master suite, two reception rooms, and a full-width kitchen-diner with a central island. Generous living accommodation opens onto delightful wooded grounds and a large garden, and the property is ready to move into.

Dyma eiddo gwledig llawn cymeriad, yn berffaith ar gyfer teulu neu brynwr sy'n chwilio am leoliad tawel tra'n gyfleus i Pwllheli. Mae pedair ystafell wely, dwy ystafell fyw a chegin-fwyta eang sy'n agor allan i'r ardd fawr wedi'i hamgylchynu gan goed.

Set in a peaceful rural location yet conveniently close to local amenities, beaches and coastal walks, Bwthyn Lon Dywod combines tranquillity with easy access to Pwllheli. Wedi'i leoli'n wledig ac yn gyfleus, mae Bwthyn Lon Dywod yn cynnwys pedair ystafell wely a gardd fawr yn ardal Boduan ger Pwllheli.

Set within just under an acre, this former estate lodge is built of solid granite and has been sympathetically enlarged and modernised while retaining much of its original character.

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 first floor comprises 3 bedrooms plus and WC and store room in the eaves.

Entrance Porch

Hallway

Living Room - 3.63m x 4.50m

Fireplace with Wood-burner

Bedroom - 2.82m x 3.63m

Ensuite Bathroom - 1.19m x 2.54m

WC, Basin and Shower

Bathroom - 1.67m x 2.73m (**max**)

WC, Basin, Bath with Shower Over

Utility Room - 2.28m x 2.71m

Second Reception Room - 2.72m x 3.62m

Kitchen Diner - 3.64m x 7.05m

Modern fitted units, island and integrated appliances

Landing

Bedroom - 3.12m x 4.12m (**max**)

Integrated Wardrobe

Bedroom - 2.33m x 2.72m

WC - 1.05m x 2.33m

Bedroom - 2.50m x 3.63m

Integrated Wardrobe

Store Room

Adjoining the ground floor is a spacious double garage and workshop presently used as a games room. The current use of the property is as self catering holiday accommodation.

Traditional Construction under slate roof, garage of flat felt roof covering. Double glazed throughout and renewed Velux Skylights.

EPC: E | Council Tax Band: E

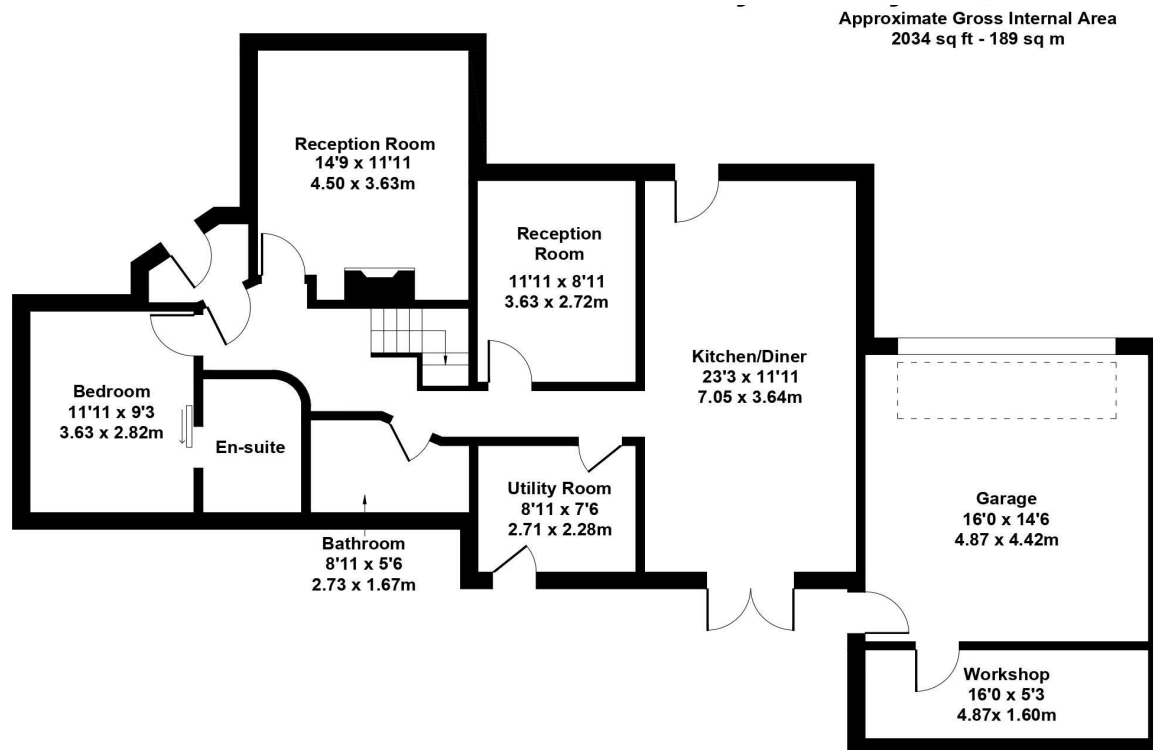
27 Penlan Street Pwllheli Gwynedd LL53 5DE

01758 719 682

office@lwhproperty.com

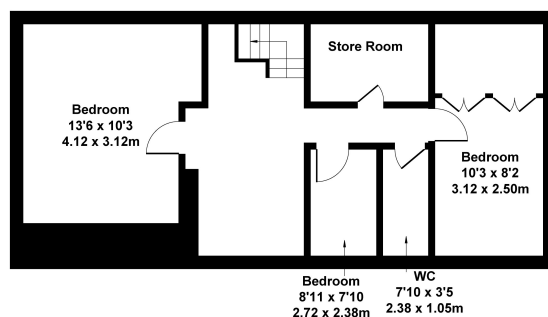
www.lwhproperty.com

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



GROUND FLOOR

RNot to Scale. Produced by The Plan Portal
2025 **For Illustrative Purposes Only.**



FIRST FLOOR



Important Information:

Location and Directions: From Pwllheli head West on Yr Ala, at the roundabout take the second exit on A497 towards Nefyn. Follow the highway for 2 miles through the village of Efailnewydd, on departure from Efailnewydd head towards Boduan for 2 miles. Bwthyn Lon Dywod is situated on the right hand side, beyond the lay by and AA box.

Services: Oil Fired Central Heating, Mains Electric, Mains Water and Private Drainage

Method of Sale: Private Treaty

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.

Viewing: By appointment only.

Tenure: Freehold with vacant possession on completion.

