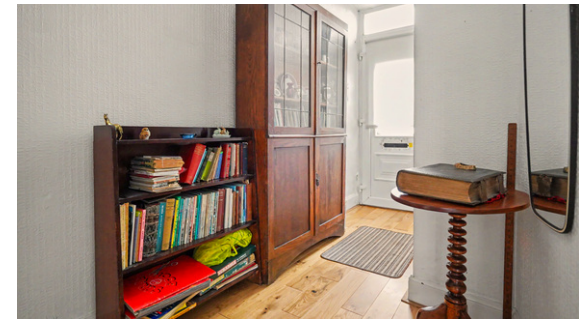




Eiddo 3 Llofft | 3 Bedroom End of Terrace
Gwyddfôr, Pencaenewydd
Pwllheli, LL53 6RB

£175,000
www.lwhproperty.com



Gwyddfor, Pencaenewydd, Pwllheli, LL53 6RB

Eiddo diwedd rhes yn cynnwys tair llofft, wedi'i leoli ym Mhencaenewydd gyda garej a dreif mewn lleoliad hwylus. **Cyfle gwych i deuluoedd neu brynwyr tro cyntaf — dim cadwyn.**

Mae'r eiddo yn cynnig prosiect sydd yn barod ar gyfer ei foderneiddio; mae strwythur deniadol i Gwyddfor gyda thair llofft, ystafell ymolchi i fynnu'r grisiau a cegin yn y cefn. Prin gwelwn eiddo o'r math yma gyda dreif a garej.

Mae Pencaenewydd yn leoliad deniadol sydd yn hwylus i'r A499 ffordd Pwllheli i Gaernarfon, gyda golygfeydd gwledig.

End-of-terrace, three-bedroom home in Pencaenewydd with driveway and garage, set in a convenient rural location. **Great opportunity for families or first-time buyers — no chain.**

The property is a renovation project within a well-laid-out home featuring three bedrooms, an upstairs bathroom and a rear kitchen. Unusually for this type of property, it also benefits from off-street parking and a garage.



Pencaenewydd is an attractive location within easy reach of the A499 Pwllheli–Caernarfon road, and Gwyddfôr offers pleasing countryside views with no property directly in front.

Inside, the entrance hallway leads to a dining room and a living room with a fireplace, which opens into the rear kitchen-diner with access to the yard. Two spacious double bedrooms are located at the gable end, with a smaller third bedroom at the end of the landing, and the family bathroom sits above the kitchen at the rear of the property.

Llety | Accommodation:

Entrance Hallway
 Dining Room - 3.50m x 3.24m
 Living Room - 4.02m x 2.90m
 Kitchen Diner - 5.09m (max) x 2.0m

First Floor
 Bedroom 1 - 3.50m x 3.24m
 Bedroom 2 - 3.28m x 2.50m
 Bedroom 3 - 1.90m x 2.44m
 Bathroom - 3.23m x 2.09m

Mae'r adeiladau yn cynnwys garej sengl 'prefab, gweithdy a cwt haf.

Outbuildings include a prefabricated dingle garage, semi-detached workshop and timber summer house.

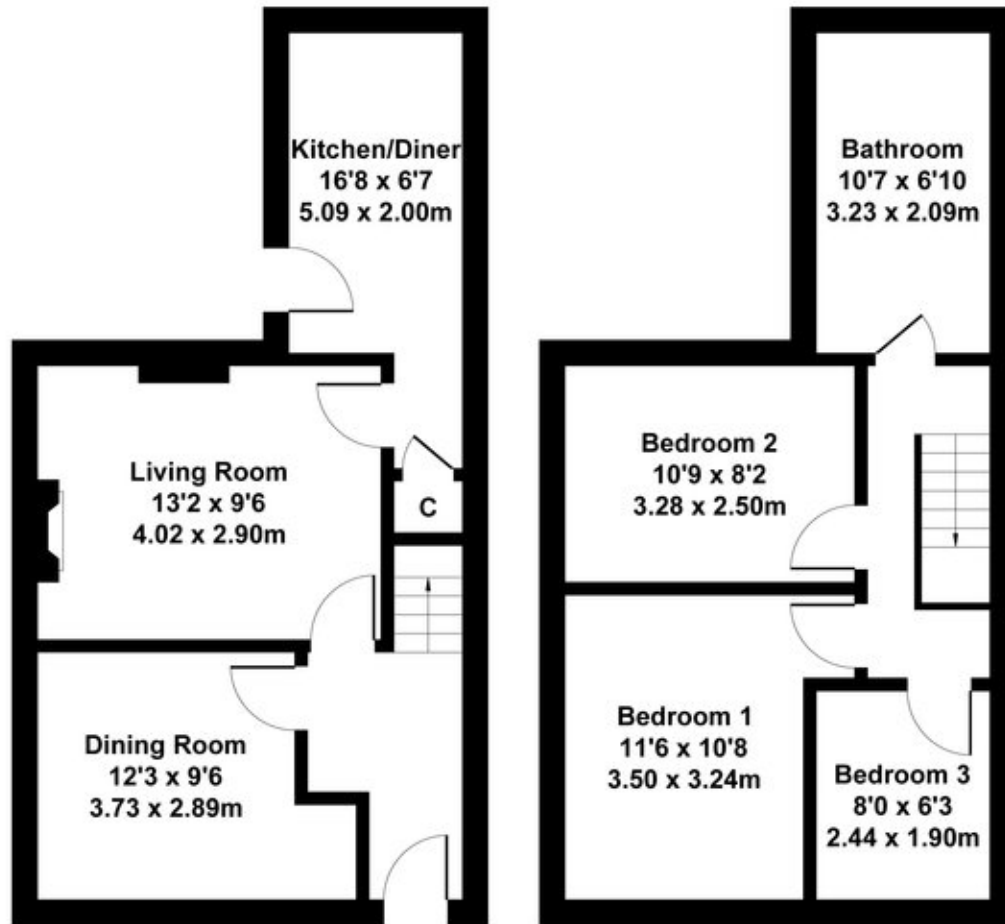
Double Glazed | UPVC Windows
Mains Drainage | Electric and Water | Storage Heaters
EPC: TBC | Council Tax Band: B

Cyfarwyddiadau Teithio: O groesfan yr A499 i Bencaenewydd (Lodge), dilynwch y ffordd am 1 milltir tuag at Bencaenewydd. Pan gyrhaeddwch Bencaenewydd ewch yn syth drwy groesffordd Sardis; mae Gwyddfôr ar yr ochr chwith

Directions: From the A499 junction to Pencaenewydd (Lodge) proceed along the single track lane for 1 mile towards Pencaenewydd. On arrival to Pencaenewydd head straight on at the sardis cross roads, Gwyddfôr is situated on the left hand side.

Gwyddfor, Pencaenewydd LL53 6RB

Approximate Gross Internal Area
840 sq ft - 78 sq m



GROUND FLOOR

FIRST FLOOR

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

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.