

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Bynglo 2 Lofft | 2 Bedroom Detached Bungalow
5 Innes, Lon Golff | Golf Road
Pwllheli, LL53 5RP

£290,000

www.lwhproperty.com



5 Innes, Lon Golf | Golf Road, Pwllheli, LL53 5RP

Bynglo dymunol wedi'i leoli ar blot gornel mewn lleoliad cyfleus oddi ar Lon Golf ac o fewn pellter cerdded i gyfleusterau'r dref. Yn cynnwys dwy ddreif, garej a lolfa haul, mae'r eiddo'n llawn potensial gyda'r posibilrwydd o ddatblygu ymhellach neu barhau gyda'r cynllun presennol; mae'r eiddo wedi'i baratoi'n daclus.

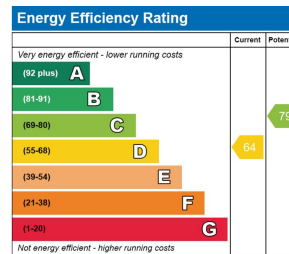
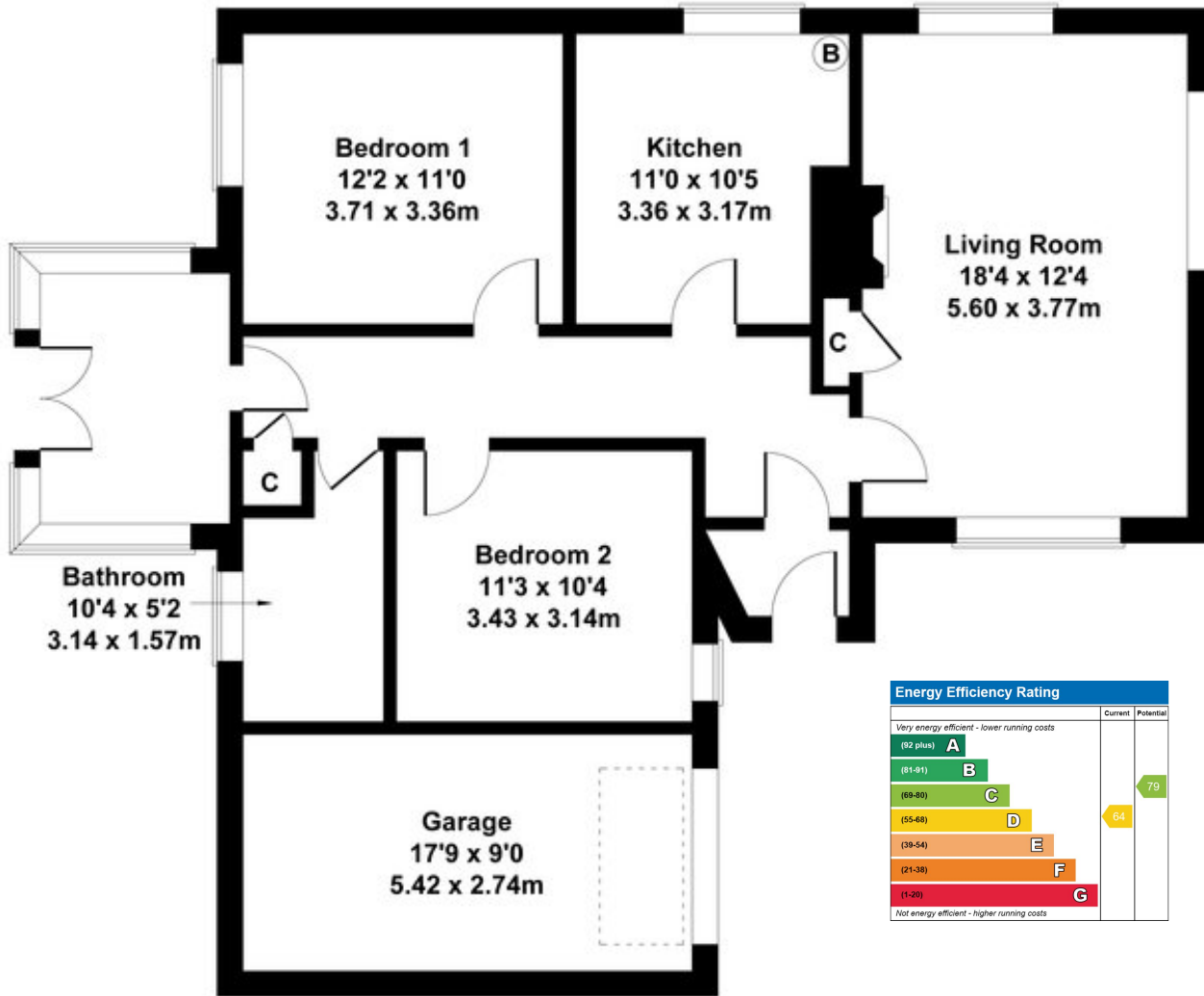
Potensial i ddatblygu'r garej neu ymestyn yr eiddo | Potential to incorporate the garage or extend

Mae'r eiddo yn cynnwys dwy lofft ddwbl, cegin fwyta, ystafell ymolchi, gyda'r cyntedd yn rhedeg hyd yr eiddo yn darparu mynediad i bob ystafell, parlwr yn y ffrynt a lolfa haul yn y cefn.

Tu allan, mae dwy ddreif concrit gyda'r un cefn wedi i'w gau gyda gweddill yr ardd mewn siâp 'L' sydd wedi gorchuddio mewn cerrig i leihau gofnyion cynnal a chadw.

Desirable bungalow set on a corner plot in a convenient location off Golf Lane, within walking distance of the town's amenities. With two driveways, a garage and a sun lounge, the property offers plenty of potential, either for further development or to retain the existing layout, and is presented to a tidy standard.

Approximate Gross Internal Area
1044 sq ft - 97 sq m



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

Accommodation comprises two double bedrooms, a dining kitchen, a bathroom and a hallway running the length of the house providing access to all rooms, plus a living room at the front and a sun lounge at the rear.

Externally there are two concrete drives, the rear drive having been closed off, and the remainder of the garden forms an L-shape laid with gravel to minimise maintenance.

Llety | Accommodation:

Entrance Porch - 1.80m x 1.10m
Central Hallway
Living Room - 5.60m x 3.77m | Fireplace (Gas)
Kitchen Diner - 3.36m x 3.17m | Fitted Units + Gas Boiler
Bedroom 1 - 3.71m x 3.37m
Bedroom 2 - 3.43m x 3.14m
Bathroom - 3.14m x 1.57m | Accessible Bath
Sun Lounge - 2.90m x 2.20m
Garage - 5.42m x 2.74m

The property is of traditional construction, pebble-dashed under slate roof & UPVC double glazed.

EPC: D | Council Tax Band: E

Important Information:

Location and directions: From the Maes in Pwllheli, head along Cardiff Road towards the promenade. Take the first right towards Pwllheli Golf Club and proceed along Ffordd Talcymerau / Golf Road for half a mile. The property is located on the left-hand side before the entrance to Pwllheli Golf Club.

Services: Mains Services; Gas, Electric, Water and 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.