

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Byngalo 3 Llofft | 3 Bedroom Detached Bungalow
Henllys Isaf, Llanbedrog
Pwllheli, LL53 7PG

£485,000

www.lwhproperty.com



Henllys Isaf, Lon Pin, Llanbedrog LL53 7PG

Discover Henllys Isaf — a rural property with sweeping panoramic views and excellent potential for modernisation. Featuring loft space, a generous private plot and adjoining paddock, it offers scope to extend, renovate or create a bespoke country home, while remaining within easy reach of Llanbedrog's amenities.

Croeso i Henllys Isaf — eiddo gyda golygfeydd panoramig a photensial i'w foderneiddio yn cynnwys atig eang, plot preifat a padog sydd yn cynnig cyfle i greu cartref gwledig sydd yn hwylus i holl gyfleusterau Llanbedrog.

Built in the late 1990s, Henllys Isaf is positioned half a mile from Llanbedrog village centre on Lon Pin, providing easy access to the village and the wider Llyn Peninsula. Llanbedrog beach is approximately a 20-minute walk, the Ship Inn about 10 minutes on foot, and Pwllheli and Abersoch are roughly a 10-minute drive.

The property enjoys panoramic views from the Eifl Mountain ranges in the west across Pwllheli and Cardigan Bay, with the Eryri mountain range visible to the east and sea views sweeping the southern Llyn Peninsula.



The accommodation includes a spacious living room with a fireplace and a separate dining kitchen. Opposite the kitchen are a utility room, cloak room and shower. At the front of the bungalow are three bedrooms and a generous family bathroom.

There is abundant potential for improvement: the loft offers a large, flexible space for conversion, and a substantial double garage is accessed from the utility room. Externally the property comprises a solid surfaced driveway, and lawned gardens to the front & side.

The accommodation:

Entrance Porch - 1.48m x 1.99m

Utility Room 1.65m x 3.49m

Basin

Shower Room - 0.78m x 1.78m

WC, Shower

Living Room - 7.03 x 3.58m

Fireplace

Kitchen Diner - 3.15m x 5.6m

Fitted Units, Electric Appliances

Bathroom - 2.6m x 3.05m

WC, Basin, Bath and Shower

Bedroom 1 - 3.06 x 4.56m

Basin

Bedroom 2 - 2.98m x 3.81m

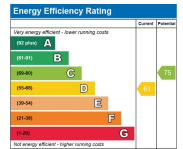
Bedroom 3 - 2.39m x 2.72m

Loft Space (Main House) - 14.39m x 5.24m

Large Velux Windows

Garage - 4.54m x 6.03m

Loft Space (Garage) - 6.03 x 4.54m



The property is of traditional construction, under slate roof & double glazed. **EPC: D | Council Tax Band: E**

Important Information:

Location and directions: From Llanbedrog, head towards Mynytho, passing Llanbedrog Primary School and the Village Hall. After about 500 yards, as the road narrows, turn right for Lon Pin and Rhydyclafdy. About 500 yards past the residential area, take the left-hand driveway — the Henllys Isaf gate is immediately to your right.

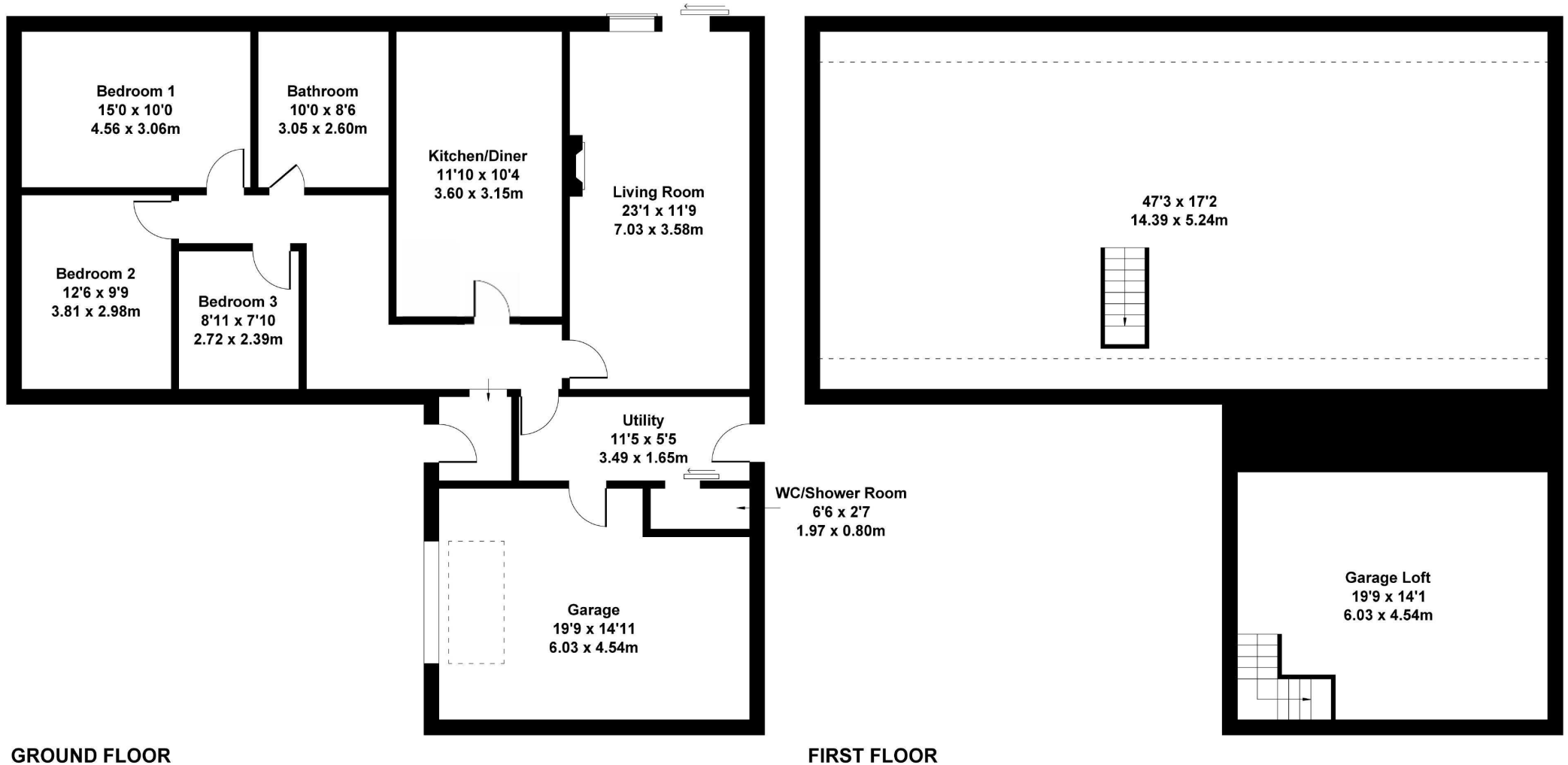
Services: Oil Fired Central Heating, Mains Electric and Water, Private Drainage.

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.

Henllys Isaf, Llanbedrog LL53 7PG

Approximate Gross Internal Area
3057 sq ft - 284 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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