

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Bynglo 4 Llofft | 4 Bedroom Detached Bungalow  
11 Ffordd Gwenllian, Nefyn  
Pwllheli, LL53 6ND

**£290,000**

[www.lwhproperty.com](http://www.lwhproperty.com)



## 11 Ffordd Gwenllian, Nefyn , LL53 6ND

A detached four-bedroom bungalow in a sought-after area of Nefyn, offering spacious living accommodation, ideal for families. Byngalo gyda phedair llofft mewn ardal boblogaidd yn Nefyn, o faint sylweddol, yn berffaith ar gyfer teulu.

On entry to the property you enter a double fronted living room with dining area and feature fireplace with log burning stove. Three double bedroom are located off the central hallway along with the family bathroom. The kitchen is situated at the rear of the property, open plan to the rear conservatory providing additional dining or living space.

Located within easy walking distance of amenities in Nefyn, including the beach and primary school, the property features a driveway with off-street parking, and a front garden leading to a path down the side to a rear courtyard-style garden. Externally the garden is gravelled with a paved driveway to the front with the rear garden featuring a decked terrace with and 'L' shaped patio and raised flowerbeds located along the rear boundary.

Mae'r eiddo yn cynnwys ystafell fyw braf gyda stof goed, tair llofft ddwbl ac ystafell ymholchi yn ganol y ty gyda'r gegin yn y cefn yn agored i'r lolfa haul. Ar ochr y ty mae'r prif lofft sydd yn cynnwys ystafell ymolchi ac ystafell wisgo.



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***The property is offered for sale with no onward chain and is ready to move-in.***

**Llety | Accommodation:**

- Living Room - 3.56m x 7.03m
- Hallway
- Bedroom 4 - 2.91m x 3.29m
- Bedroom 3 - 2.59m x 3.64m
- Family Bathroom - 2.50m x 3.19m (max)
- Bedroom 2 - 3.30m x 3.82m (max)
- Bedroom 1 (master) - 3.90m x 2.90m (max)
- Ensuite Shower Room - 1.51m x 2.0m (max)
- Dressing Room - 2.01m x 3.41m (max)
- Kitchen - 2.76m x 3.63m
- Conservatory - 2.77m x 4.36m

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

**EPC: D | Council Tax Band: C**

**Important Information:**

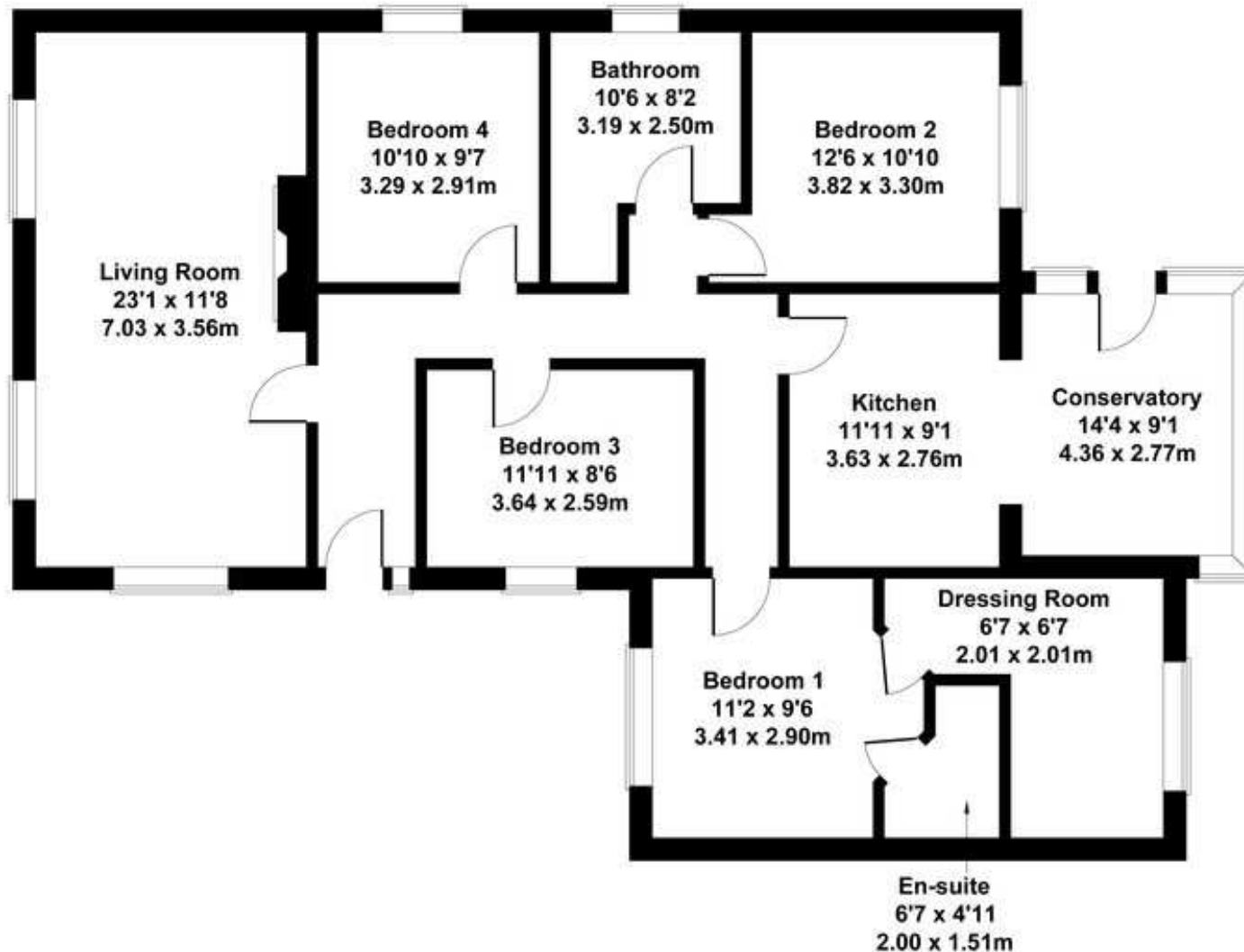
Location and directions: As you enter Nefyn via the A497 toward the High Street, take the first left onto Rhoddfa'r Garn. At the next junction turn right onto Ffordd Gwenllian; the property is on the right-hand side approximately 300 ft along.

Services: Mains Services, Oil Fired Central Heating.

Method of Sale: Private Treaty Multi Agency Marketing.

# 11 Ffordd Gwenllian, Nefyn, LL53 6ND

Approximate Gross Internal Area  
1335 sq ft - 124 sq m



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

## Important Information:

**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.

