

Eiddo 1 Llofft | 1 Bedroom Semi-detached Cottage

1 Tai Newyddion, Rhoslan

Criccieth, LL52 0NL

By Public Auction on 3rd December 2026

www.lwhproperty.com











1 Tai Newyddion, Rhoslan, Criccieth, LL52 0NL

Discover this charming semi-detached cottage, tucked off the main road in peaceful Rhoslan, conveniently located between Criccieth and Glan-Dwyfach. The property benefits from a generous driveway and well-kept gardens, offering the best of rural village living.

For Sale By Public Auction on 3rd December 2026 held at the Tower Hotel in Pwllheli

Inside, the cottage offers one bedroom, a separate wet room and cloakroom, and a combined living, dining and kitchen area. The accommodation is modest and, in its current layout, ideal for a single occupant or a couple. There is potential for extension or redevelopment. Planning permission was granted in 2016 (ref. C16/1189/41/LL) for a rear extension providing an additional bedroom. Although the permission has now expired, the approved scheme may provide a useful basis for a future planning application.

Dyma fwthyn bach deniadol, wedi'i osod oddi ar y brif ffordd yn Rhoslan, wedi ei leoli'n gyfleus rhwng Criccieth a Glan-Dwyfach. Mae'r eiddo yn cynnwys dreif eang a gardd sylweddol, gan gynnig lleoliad pentrefol a gwledig. Tu mewn, mae'r bwthyn yn cynnig un ystafell wely, ystafell gawod ar wahân, toiled, ac ystafell fyw a cegin mewn un. Mae'r llety yn addas yn bennaf i unigolyn neu gwpl. Mae potensial i estyn neu ailddatblygu'r eiddo, yn ddibynnol ar gael y caniatâd angenrheidiol.

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

Viewing: By appointment only. This property is being sold at auction, unless sold prior — all applicants must be fully qualified before attending a viewing and able to proceed. Prospective buyers who have not placed their property on the market or do not have finance in place or an Agreement in Principle will not qualify to attend.

Method of Sale: The property is offered for sale by Public Auction held at the Tower Hotel, High Street, Pwllheli LL53 5RR on Thursday 3rd December 2026 - 5.30pm Prospective purchasers must refer to our auction terms of sale.

Administration Fee: An administration fee will apply. The successful purchaser will be liable to pay a fee of £500 plus VAT in addition to the sale price.

Legal Pack and Documentation: The legal pack is available under 'brochures' online within the listing. Buyers should inspect the legal pack before the auction.

Registration: All potential buyers must register their details before bidding, 1. Proof of Identity and 2. Proof of address are required.

Contracts on Fall of the Hammer: On fall of the hammer, the highest bidder enters into a binding legal contract to purchase. The purchaser must then proceed to sign the contract and pay a minimum of a 10% deposit.

Offers Prior to the Auction: Any offer submitted prior to the Auction must be made in writing, and will only be considered if the purchaser has viewed the property along with inspecting the legal pack. Any offers prior to the auction are considered on the basis of immediate exchange of contracts once the sale is agreed and minimum deposit paid. Offers will be assumed to be best and final.

Services: Mains Services, Mains Electric (No Central Heating | Boiler).

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. *Right of way over No. 1 to No. 2 (next-door) across the rear garden and side path*

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.

Tenure: Freehold with vacant possession on completion.

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The property offers basic accommodation with electric and solid-fuel heating. Constructed of solid stone beneath a slate roof, the cottage benefits from double glazing. A timber garden building, situated opposite the front entrance, provides useful additional storage.

Access is via a glazed porch. A cloakroom sits off the porch and leads into the cottage's combined kitchen and living area. The central fireplace, which houses a wood-burning stove, divides the living space; a door beside the fireplace gives access to the bedroom, which includes an enclosed wet-room.

Outside, the property is approached by a gravel driveway with ample parking, bordered by a lawned front garden. A fenced side path runs from the public road to the rear garden, a right of way exists for the owner of the adjacent cottage. The front garden is private.

The accommodation comprises:

Entrance Porch - 0.90m x 1.68m
WC Cloak Room - 0.80m x 1.68m
Kitchen | Living | Dining - 3.83m x 4.30m
Bedroom - 3.82m x 4.11m (max)
Wet-room - 1.34m x 1.60m

The main property is of traditional stone construction under slate roof.

UPVC Double Glazed
Mains Water | Mains Electric | Mains Drainage
EPC: F | Council Tax Band: B

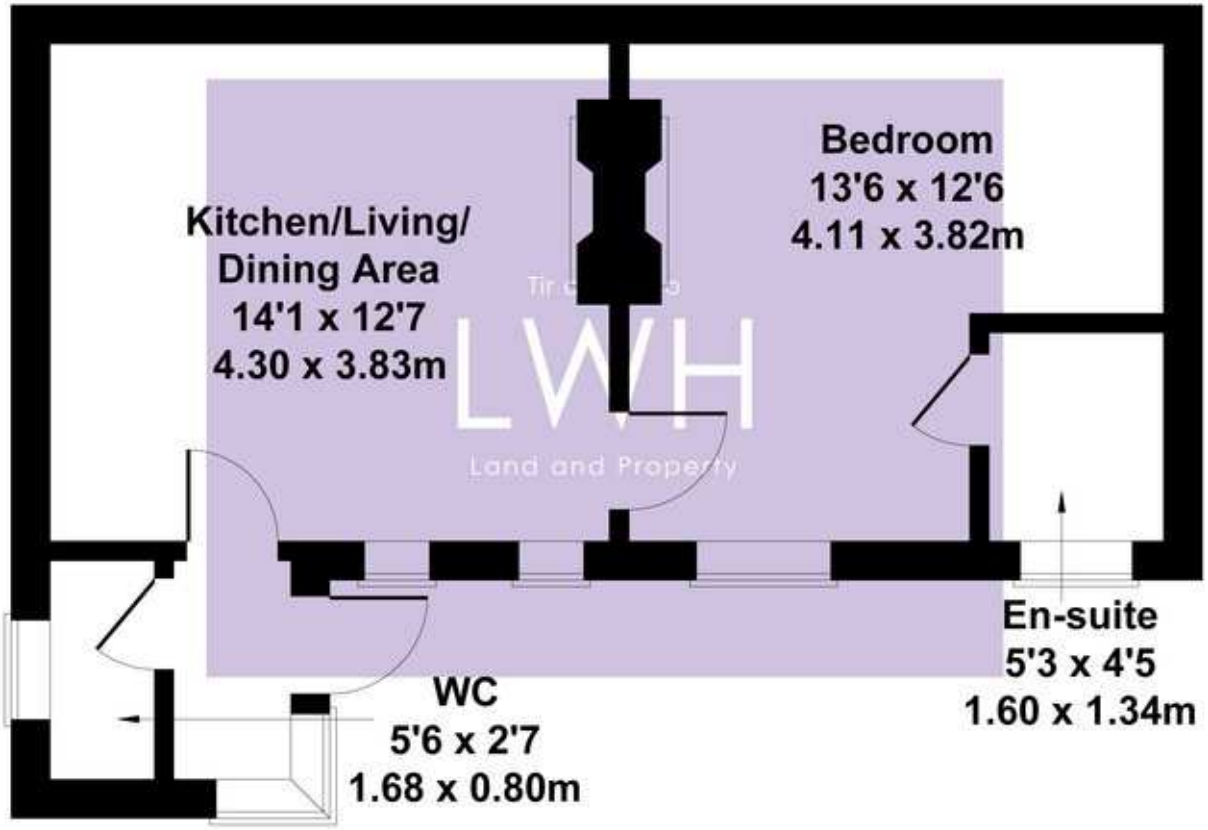
Directions: Approach Rhoslan from Criccieth, as you enter the 40mph zone you will pass the electriicty substation, a house and two bungalows on your right hand side then take the right hand junction after the privet hedge, before reaching the local authroity properties and continue down Tai Newyddion with the property being the first cottage on your right hand side.

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Approximate Gross Internal Area
388 sq ft - 36 sq m



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

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