



Eiddo 2 Llofft | 2 Bedroom Semi-Detached with Off-Street Parking
Bryn Berllan, Morfa Nefyn
Pwllheli, LL53 6AD

£199,500
www.lwhproperty.com



Bryn Berllan, Morfa Nefyn, LL53 6AD

Discover this immaculately presented semi-detached property in Morfa Nefyn, set on a corner plot with off-street parking. Offering two bedrooms plus a spacious attic room, the property has been tastefully furnished and maintained inside and out and is ready to move into immediately.

Dyma eiddo diwedd rhes wedi'i gyflwyno i safon uchel yn Morfa Nefyn, wedi'i leoli ar blot cornel gyda dwy le parcio dros y ffordd. Mae'r eiddo yn cynnig dwy ystafell wely ac ystafell atig ac mae'n barod i symud i mewn ar unwaith.

Properties of this type rarely offer the benefit of two parking spaces and outdoor space.

Conveniently located on Lon Uchaf, this property is within easy walking distance of local amenities, including the popular primary school, village shops, a stunning sandy beach, and a renowned golf course.

Step into Bryn Berllan's roomy living area with a charming inglenook fireplace and wood burning stove, perfect for snug winter nights. Just beyond are the conservatory and galley kitchen, each opening straight onto a beautifully landscaped courtyard garden.

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



The first floor comprises a double-fronted master bedroom, a second double bedroom and a family bathroom. The property retains characterful features including original timber doors and balustrades, and recently fitted sash-style windows to the front.

Presently used as a gym and study, the attic room had historically been utilised for guest accommodation featuring two velux skylights.

Ground Floor:

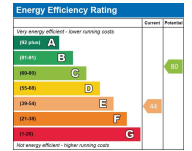
- Entrance Hallway
- Living Room - 3.36m x 5.49m
- Kitchen - 2.15m x 4.55m
- Conservatory - 2.40m x 3.61m

First Floor:

- Landing
- Bedroom 1 - 3.13m x 4.20m
- Bedroom 2 - 2.27m x 2.53m
- Bathroom - 2.18m x 2.62m

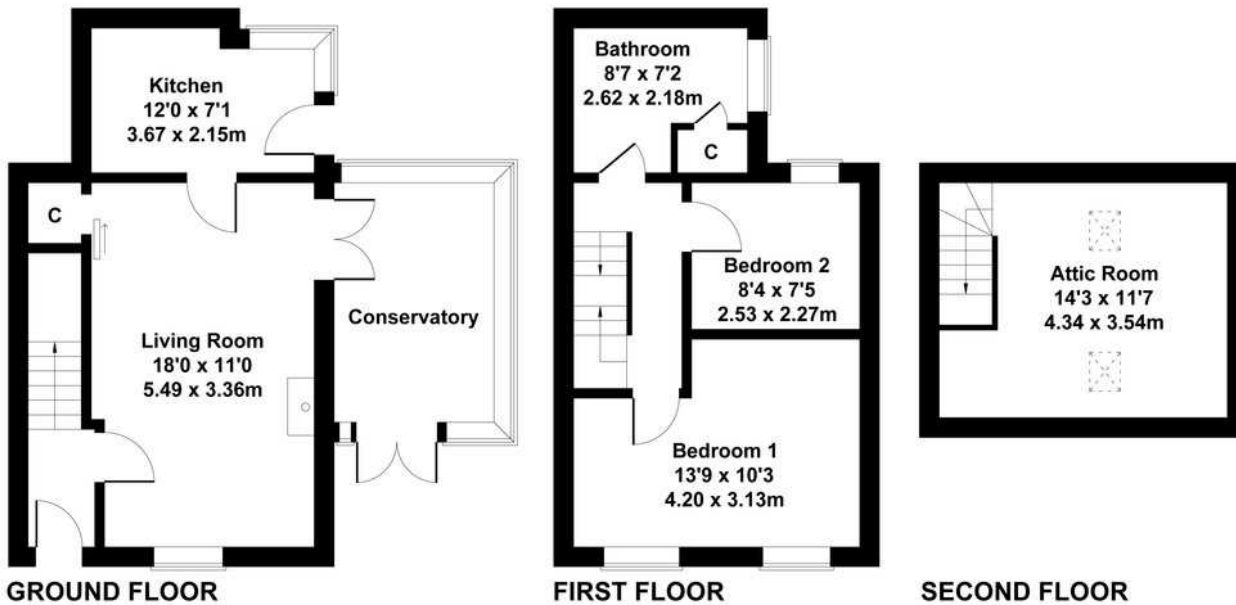
Second Floor:

- Attic Room - 3.54m x 4.34m



Bryn Berllan, Morfa Nefyn LL53 6AD

Approximate Gross Internal Area
926 sq ft - 86 sq m



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

Bryn Berllan is of traditional construction, rendered under a slate roof covering.

Double Glazed | Oil Fired Central Heating EPC: E | Council Tax Band: B

Important Information:

Directions: From Pwllheli, proceed towards Morfa Nefyn via the B4412. Bryn Berllan is on the left shortly after entering the 20 mph zone. Allocated parking spaces are on the right, opposite the property.

Tenure: We understand that the tenure of this property is Freehold.

Method of Sale: The property is offered for sale by Private Treaty.

Boundaries: 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 in the particulars or not.

Viewing: Strictly by appointment only.