

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 4 Llofft | 4 Bedroom Detached Property

**Bryn Eithin, Llithfaen**

Pwllheli, LL53 6PA

£325,000

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



## Bryn Eithin, Llithfaen, Pwllheli, LL53 6PA

Cartref cyfoes pedwar ystafell wely yn Llithfaen, wedi'i leoli mewn pentref poblogaidd ar droed Yr Eifl, gyda golygfeydd panoramig o'r wlad a'r arfordir. Fel rhan o ddatblygiad bach, mae Bryn Eithin yn cynnig cyfle prin i brynu eiddo modern am bris rhesymol, yn gyfleus ac yn hwylus i'r holl gyfleusterau yn lleol.

A contemporary four-bedroom detached home in Llithfaen, located in a popular village at the foot of the Eifl mountains, enjoying panoramic rural and coastal views. Part of a small development, Bryn Eithin offers a rare opportunity to acquire a well-priced, spacious modern property, conveniently situated within easy reach of local amenities.

Amenities include the village shop, the well-known community pub, and nearby Nant Gwrtheyrn, with numerous walks and trails for walkers. Mae'r pentref yn cynnwys siop leol, y dafarn gymunedol adnabyddus a Nant Gwrtheyrn gerllaw, gyda nifer o lwybrau cerdded a thraciau i gerddwyr.

The accommodation features a spacious kitchen, open-plan living and dining area, and a large sitting room with a fireplace and patio doors. All four bedrooms at Bryn Eithin are generous in size and the property also benefits from two bathrooms and a utility room.



Outside, the property offers a driveway for two vehicles with a lawned garden to the front and spacious terrace to the front and side of the property.

Available by separate negotiation is a building plot for a further detached property of similar style — see app. C23/0509/43/LL.

**The accommodation:**

- Entrance Hallway
- Living Room - 3.98m x 5.40m
- Bathroom - 1.65m x 3.57m
- Kitchen Living Diner - 5.62m x 6.45m
- Utility Room - 2.23m x 2.83m
- Bedroom 3 - 4.21m x 4.20m
- Bedroom 4 (Office) - 2.84m x 4.07m

- Landing
- Bedroom 2 - 4.21m x 4.20m
- Shower Room - 1.65m x 3.57m
- Bedroom 1 - 4.17m x 7.10m

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

**Important Information:**

**Location and directions:** From the crossroads in Llithfaen, head towards Llanaelhaearn past The Fic pub. Take the first right, continue up the hill and then turn immediately right into the development.

**Services:** Heat Pump, Solar Panels, Mains 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.

**Tenure:** Freehold with vacant possession on completion.

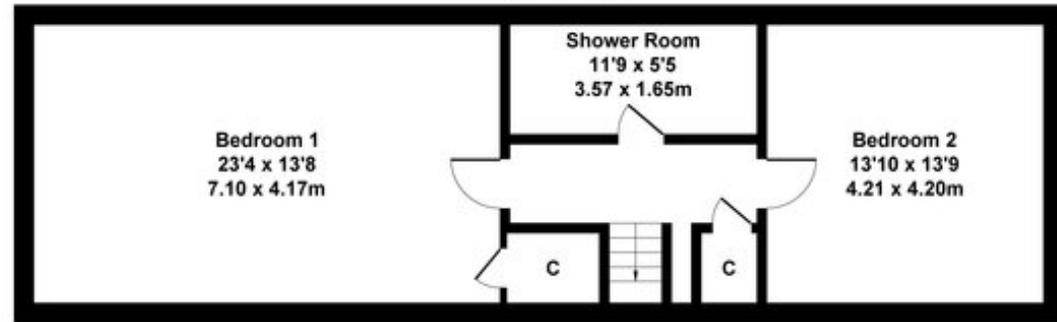
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

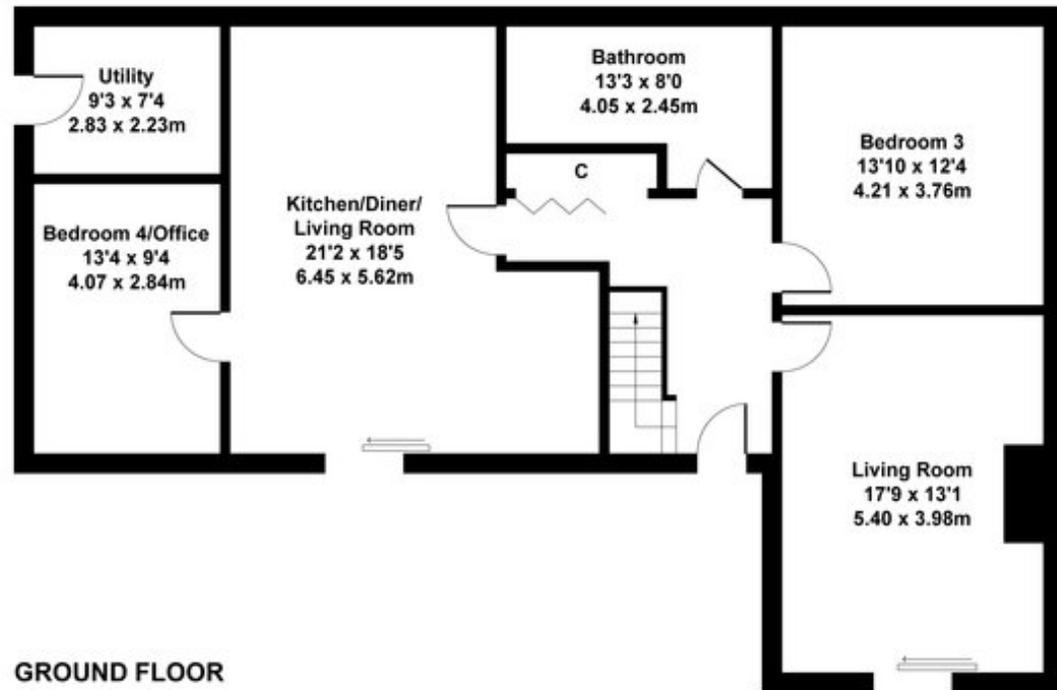


## Bryn Eithin, Llithfaen

Approximate Gross Internal Area  
1905 sq ft - 177 sq m



FIRST FLOOR



GROUND FLOOR

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