

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 2 Llofft | 2 Bedroom End of Terrace
Glanrhyd, Botwnnog
Pwllheli, LL53 8RF

REDUCED £110,000

www.lwhproperty.com



Glanrhyd, Botwnnog, Pwllheli, LL53 8RF

Eiddo 2 llofft ym Mhentref Botwnnog wedi lleoli ger Pont Rhyd-Goch | 2 bedroom end of terrace located in Botwnnog, near the Rhyd-Goch humpback bridge.

Prosiect i'w Foderneiddio | Renovation Project

Featuring a quirky layout; the kitchen diner, and en-suite bedroom are located on the ground floor with the living room, second bedroom and family bathroom located on the 1st floor. Externally, the property comprises a side driveway providing off-street parking plus an enclosed yard area to the rear.

Glanrhyd is offered for sale on behalf of a deceased estate, and is assumed to be 'C3' main residence for Article 4 in Gwynedd.

Glanrhyd is located within a High Flood Risk Zone for Rivers according to the Natural Resources Wales register (July 2025, may change).

The property is of traditional construction, under slate roof covering. UPVC double-glazed.

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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

Porch
Hallway
Kitchen Diner 4.49m x 3.11m
Rear Hallway
Bedroom 1 - 4.35m x 3.36m
Shower Room 2.83m x 1.69m

Landing
Bathroom 2.42m x 1.96m
Bedroom 2 - 4.13m x 2.41m
Living Room 5.11m x 3.83m

Electric Heating
Mains Water and Drainage
Council Tax Band: C
EPC: TBC

Directions: From Botwnnog, bare left at the Chapel, and follow the single track road for 1/4 mile, the property is located centrally amongst 3 dwellings before the hump-back bridge.

Viewing: Please contact the office to book your viewing by appointment only.

Method of Sale: Private Treaty.

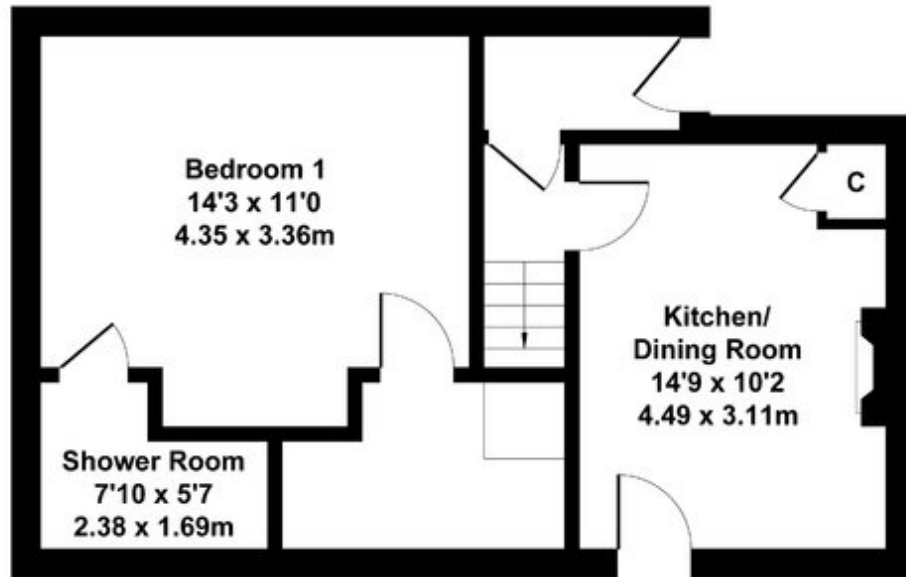
Boundaries: Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

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.

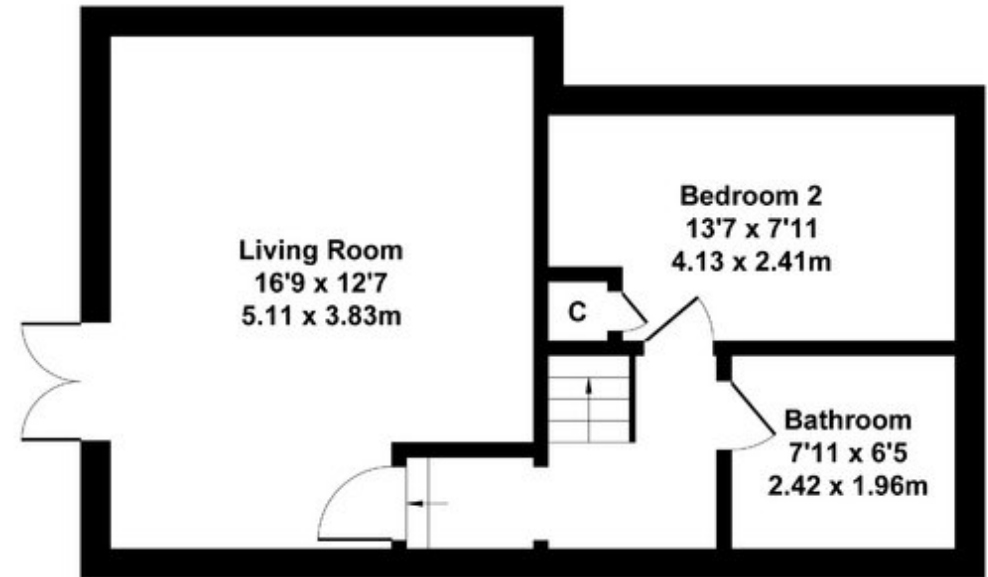
Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third-party rights, whether mentioned or not.

2 Glanrhyd, Botwnnog

Approximate Gross Internal Area
904 sq ft - 84 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY