



Eiddo 2 Llofft | 2 Bedroom Semi-Detached
2 Tan Y Foel, Sarn Mellteyrn
Pwllheli, LL53 8HF

REDUCED £160,000
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2 Tan Y Foel, Sarn Mellteyrn, Pwllheli, LL53 8HF

Tŷ diwedd rhes dwy ystafell wely yn Sarn Mellteyrn, gyda gardd a 'dreif | Two-bedroom end-of-terrace house in Sarn Mellteyrn, offering a large rear garden and off-street parking.

Cyfle gwyh ar gyfer teulu neu brynwr tro cyntaf | An excellent opportunity for families or 1st time buyers.

Inside, the entrance hallway opens into an open-plan living and dining room with a Rayburn stove, leading into the kitchen in the vaulted side extension. At the rear, a side entrance porch leads to a conservatory with a central cloakroom.

The first floor features a large double-fronted bedroom, a second bedroom at the rear, and a family shower room.

Externally, a driveway from the public highway leads to a 150 ft lawned garden featuring a pond and a variety of mature plants and trees.

27 Penlan Street Pwllheli Gwynedd LL53 5DE

01758 719 682

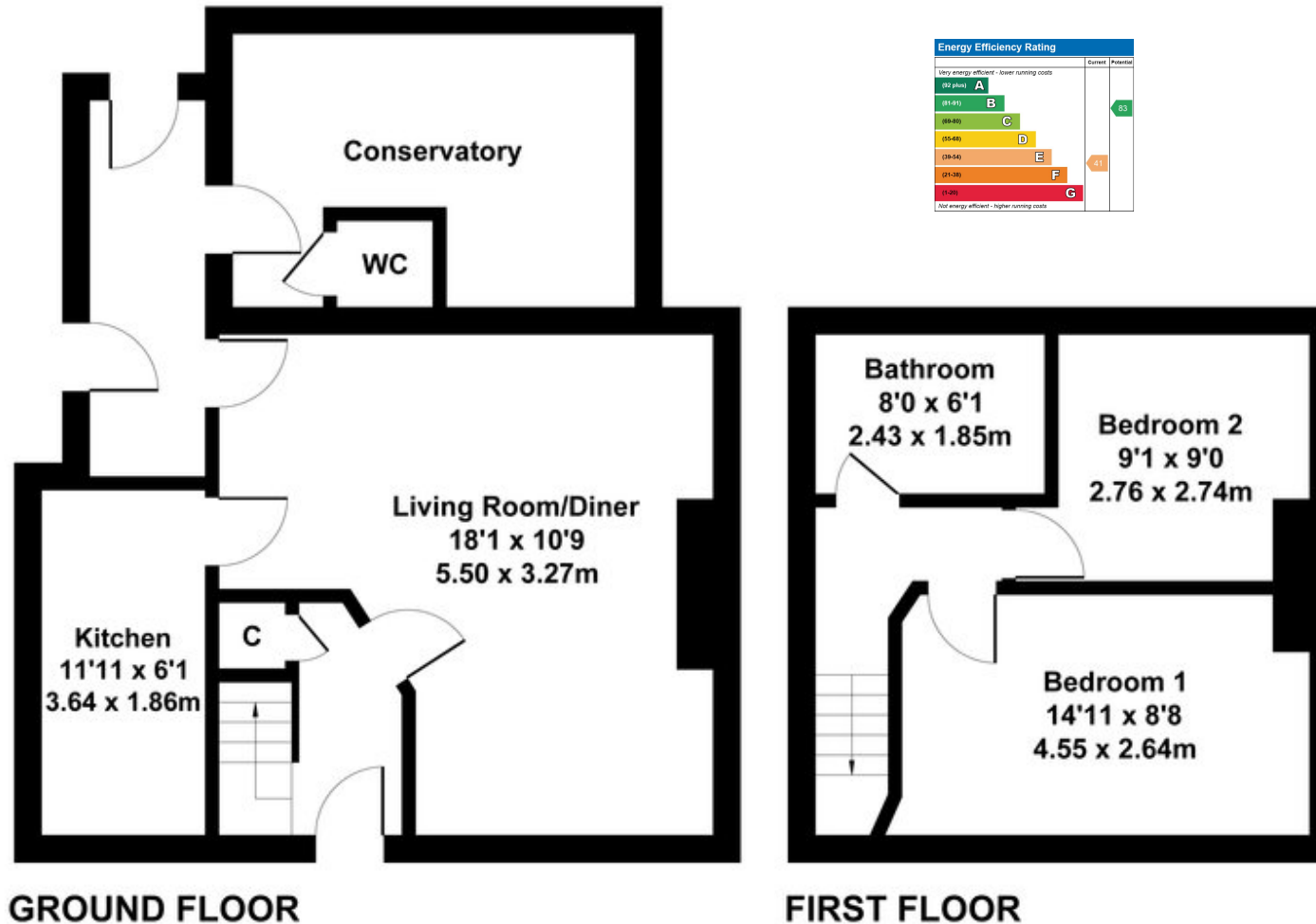
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Approximate Gross Internal Area
947 sq ft - 88 sq m



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

Accommodation:

Entrance Hallway
Living & Dining Room - 3.27m x 5.50m
(Max) Rayburn
Kitchen 1.86m x 3.64m (Vaulted)
Rear Porch
Conservatory with WC.

Landing
Bedroom 1 - 2.64m x 4.55m
Bedroom 2 - 2.74m x 2.76m
Bathroom - 1.85m x 2.43m

Double Glazed - Timber + UPVC
Mains Drainage and Electric
Traditional Construction under Slate Roof
Externally Insulated
Oil Central Heating
EPC: E | Council Tax Band: B

Directions: From Pwllheli, follow the B4413 towards Sarn. At the Pen Y Bont pub, make a sharp left and continue on the B4413. Pass the garage and the village hall and go up the hill. 2 Tan y Foel is the last property on the right, just above the tractor dealership

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

Viewing: Strictly by appointment only.

Tenure: Freehold with vacant possession on completion.
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.