

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 4 Llofft | 4 Bedroom Detached Property | Yn Cynnwys | Including Building Plot

Bryn Eithin, Llithfaen

Pwllheli, LL53 6PA

£350,000

www.lwhproperty.com



Bryn Eithin, Llithfaen, Pwllheli, LL53 6PA

Tŷ modern pedair-ystafell-wely, ynghyd â phlot adeiladu â chaniatâd cynllunio, wedi'i leoli ym mhentref poblogaidd Llithfaen ar droed yr Eifl. Mae'r eiddo yn mwynhau golygfeydd panoramig o'r wlad a'r arfordir.

Contemporary four-bedroom detached house offered with an adjoining building plot that benefits from planning permission, situated in the popular village of Llithfaen at the foot of the Eifl mountains. The property enjoys panoramic rural and coastal views and is ideally suited to those seeking modern living in a scenic village setting.

Part of a small development, Bryn Eithin presents a rare opportunity to acquire a well-priced, spacious modern home, conveniently located within easy reach of local amenities. Nearby amenities include the village shop, the popular community pub, and Nant Gwrtheyrn.

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.

The adjoining plot (Ref C23/0509/43/LL) presents a unique opportunity to build a modern three-bedroom detached home with the same aspect and spectacular views. Please refer to the plans and drawings.



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.

The proposed permission is for a three-bedroom detached house arranged over two floors, with the master suite located on the first floor.

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.

27 Penlan Street Pwllheli Gwynedd LL53 5DE

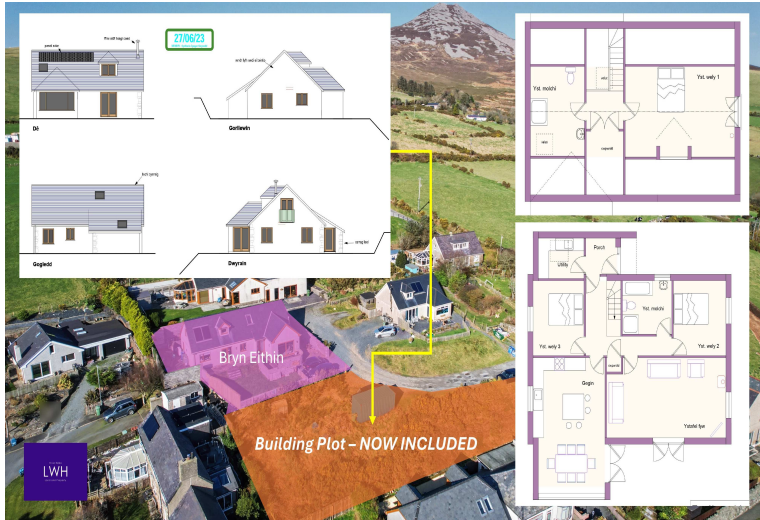
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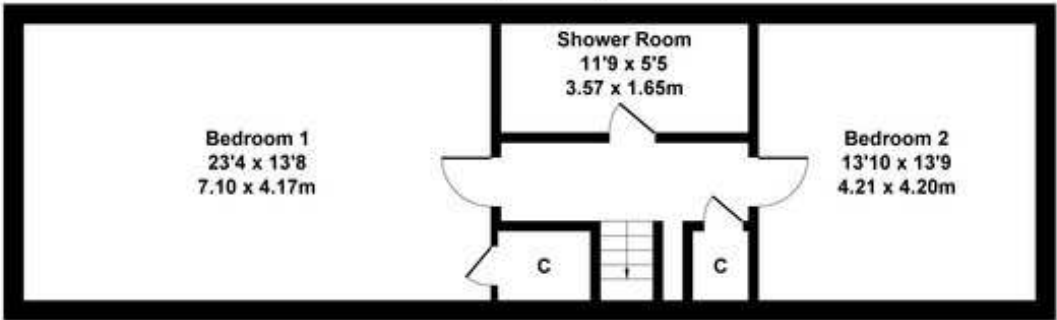
PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of 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

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

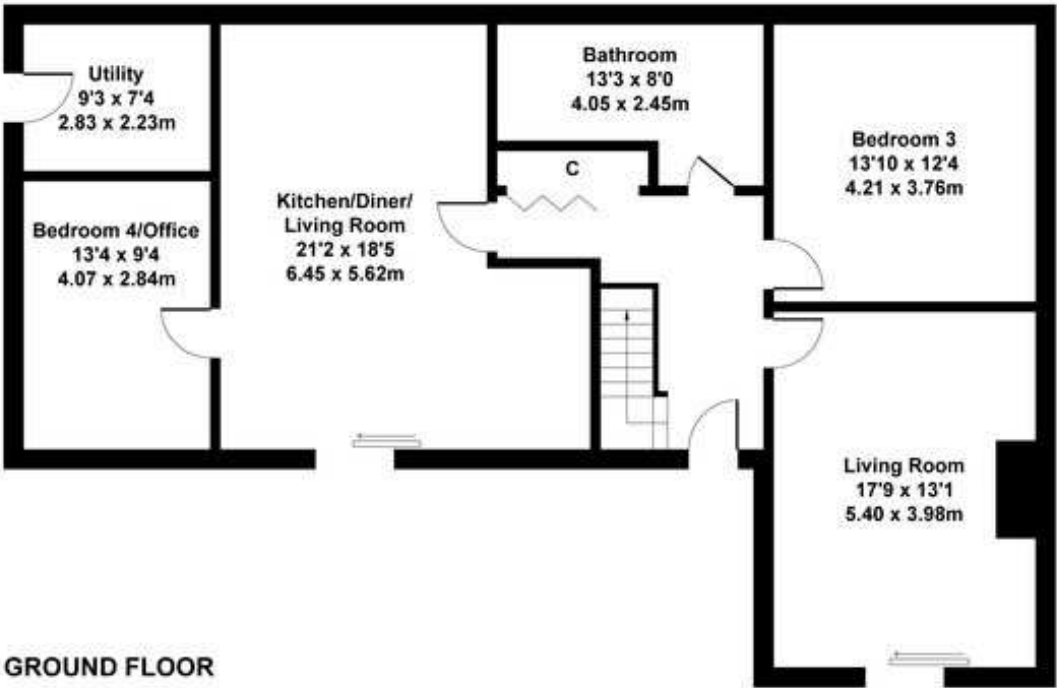


Bryn Eithin, Llithfaen

Approximate Gross Internal Area
1905 sq ft - 177 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
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