

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 5 Llofft | 5 Bedroom Detached Rural Property

Bwthyn Lon Dywod, Boduan

Pwllheli, LL53 6DR

REDUCED

£455,000

www.lwhproperty.com



Bwthyn Lon Dywod, Boduan, Pwllheli, LL53 6DR

Bwthyn Lon Dywod represents a spacious rural property conveniently located in Boduan near Pwllheli comprising 5 bedrooms and a large garden.

Wedi'i leoli'n wledig ac yn gyfleus, mae Bwthyn Lon Dywod yn cynnwys 5 llofft a gardd fawr yn ardal Boduan ger Pwllheli.

The plot extends to just under an acre, comprising a spacious gravel driveway and lawned gardens with a terraced area leading from the kitchen. Bwthyn Lon Dywod is surrounded by woodland with views towards Garnfadryn across the Llŷn Area of Outstanding Natural Beauty.

Historically an estate lodge built of solid granite, the property has been enlarged and modernised.

The layout of the accommodation is flexible, and can be configured as a 4 or 5 bedroom property to suit the needs of the prospective buyer.

Leading from the front entrance porch, the ground floor comprises a reception room with fireplace, bathroom and ensuite bedroom leading to the spacious kitchen diner, double bedroom and utility room.



The first floor comprises 3 bedrooms plus and WC and store room in the eaves.

Entrance Porch

Hallway

Living Room - 3.63m x 4.50m

Fireplace with Wood-burner

Bedroom - 2.82m x 3.63m

Ensuite Bathroom - 1.19m x 2.54m

WC, Basin and Shower

Bathroom - 1.67m x 2.73m (**max**)

WC, Basin, Bath with Shower Over

Utility Room - 2.28m x 2.71m

Bedroom - 2.72m x 3.62m

Kitchen Diner - 3.64m x 7.05m

Modern fitted units, island and integrated appliances



Landing

Bedroom - 3.12m x 4.12m (**max**)

Integrated Wardrobe

Bedroom - 2.33m x 2.72m

WC - 1.05m x 2.33m

Bedroom - 2.50m x 3.63m

Integrated Wardrobe

Store Room



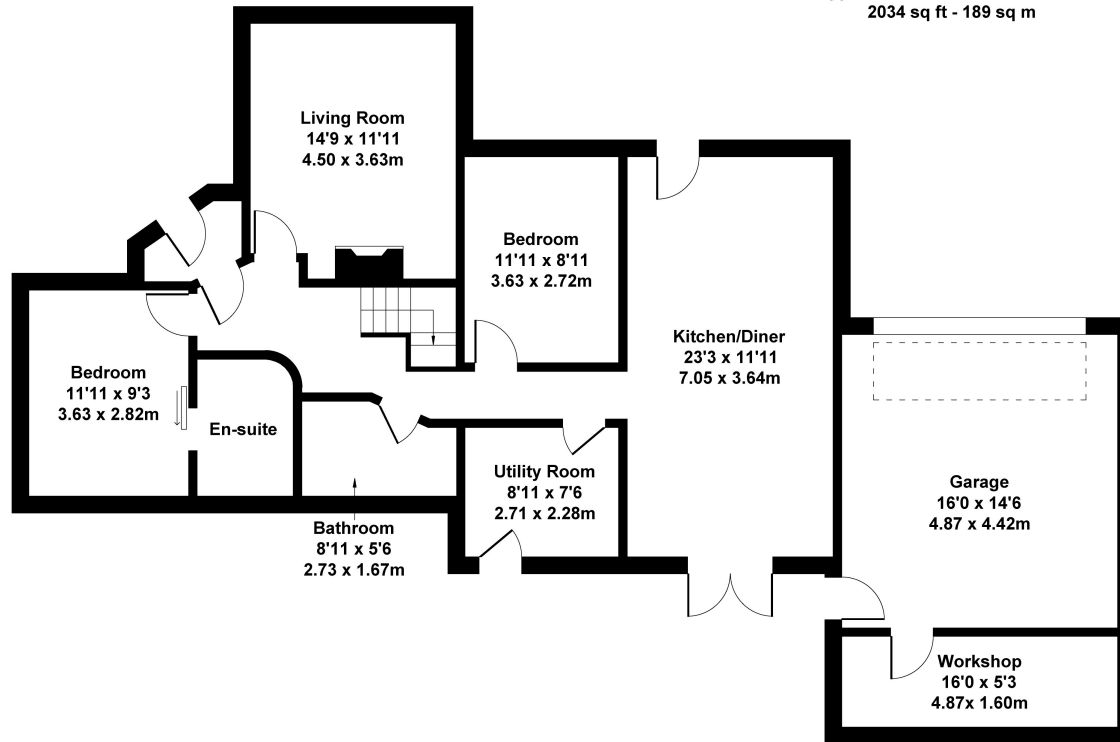
Adjoining the ground floor is a spacious double garage and workshop presently used as a games room. The current use of the property is as self catering holiday accommodation.

Traditional Construction under slate roof, garage of flat felt roof covering. Double glazed throughout and renewed Velux Skylights.

EPC: E | Council Tax Band: E

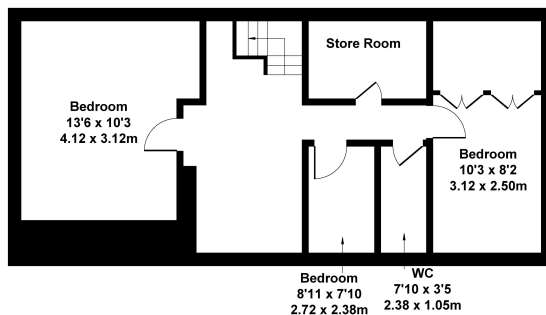


Approximate Gross Internal Area
2034 sq ft - 189 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



FIRST FLOOR



Important Information:

Location and Directions: From Pwllheli head West on Yr Ala, at the roundabout take the second exit on A497 towards Nefyn. Follow the highway for 2 miles through the village of Efailnewydd, on departure from Efailnewydd head towards Boduan for 2 miles. Bwthyn Lon Dywod is situated on the right hand side, beyond the lay by and AA box.

Services: Oil Fired Central Heating, Mains Electric, Mains Water and Private 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.

