

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Eiddo 3 Llofft | 3 Bedroom Detached Bungalow | Large Plot

Hafod, Soar

Talsarnau, LL47 6UN

£365,000

www.lwhproperty.com











Hafod, Soar, Talsarnau, LL47 6UN

If you've been searching for a spacious, detached bungalow tucked away in a private position on the edge of a village in Eryri National Park, look no further than Hafod. This modern three-bedroom bungalow with a garage occupies a generous, secluded plot and offers comfortable, move-in ready living.

Os ydych wedi bod yn chwilio am fyngalo mewn lleoliad preifat ar ymyl pentref yn Eryri, mae hafod yn cynnig byngalo mewn plot sylweddol. Cartref modern tair ystafell wely gyda garej sy'n barod i symud i mewn.

Currently operating successfully as a holiday let and managed by the current owners, Hafod is offered as a short-term holiday rental, with the option to revert the property to a main residence for the purposes of the Eryri Article 4 direction.

Located half a mile west of Talsarnau, the property sits surrounded by open countryside in a sheltered position with distant views towards the Eryri mountain ranges. Set back from the public road in a quiet area, Hafod occupies a large, secluded plot. Approaching Hafod you are greeted by a spacious tarmac driveway providing plenty of parking for multiple vehicles and leading to a private lawned garden.

The accommodation was refreshed and modernised when commissioned as a holiday let. A wide entrance hallway leads to a generous living room with a wood-burning stove, while opposite is a bright, open kitchen–diner fitted with modern units.

27 Penlan Street Pwllheli Gwynedd LL53 5DE 01758 719 682 office@lwhproperty.com www.lwhproperty.com

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








To the rear of the property are three bedrooms and a contemporary family bathroom; the master bedroom benefits from its own ensuite. The single garage is accessible from the house via the utility room off the kitchen.

The attic space is boarded and fitted with Velux skylights, offering the potential for conversion subject to the necessary consents and planning permission.

The accommodation comprises:
Hallway
Living Room - 3.56m x 5.62m
Kitchen Diner - 3.50m x 5.26m
Utility Room - 3.21m x 2.13m
Bathroom - 1.92m x 2.52m
Bedroom - 3.57m x 3.65m
Ensuite - 3.57m x 3.65m
Bedroom (Middle) - 2.52m x 3.43m
Bedroom - 3.58m x 3.68m
Garage - 3.03m x 5.84m

The property is of traditional brick and block construction with pebbledash walls under a slate roof.

Double Glazed Hardwood Windows and Doors | Oil Fired Central Heating and Mains Services | EPC: TBC | Council Tax Band: N/A | Current rateable value (1 April 2026 to present) £2,250

Directions: Approaching Talsarnau from Llandecwyn, take the left-hand junction before the garage onto the public road towards Soar. Continue along this road for about half a mile through the residential area; the lane will open out with a flat grazing field on your right. The entrance to Hafod is just after that field, down a tarmac driveway.

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.

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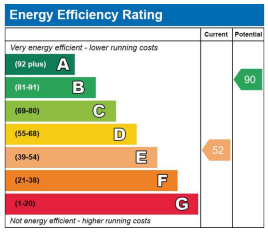

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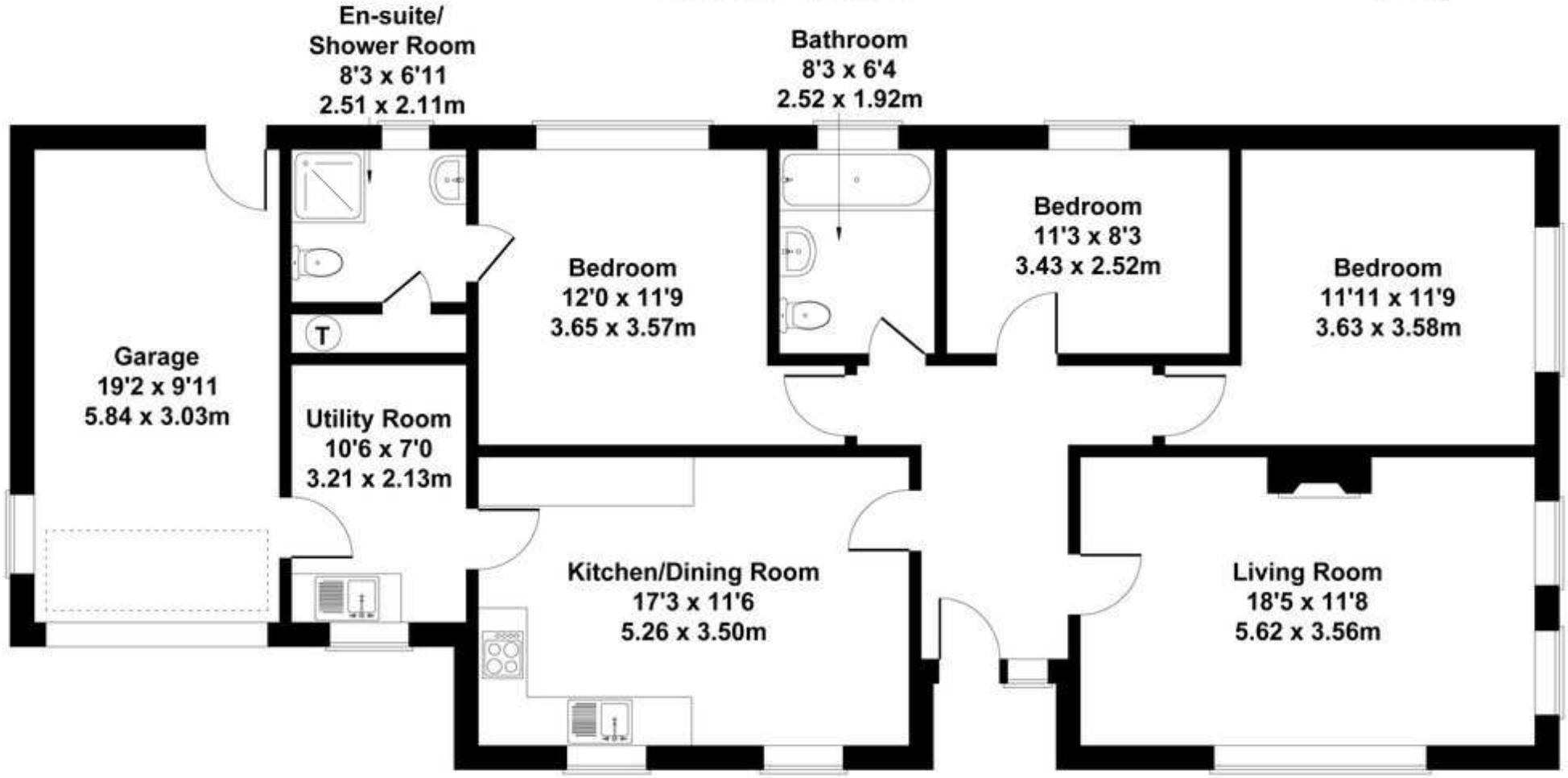
Approximate Gross Internal Area
1356 sq ft - 126 sq m



Not to Scale. Produced by The Plan Portal 2026
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