



Eiddo 2 Llofft | 2 Bedroom Detached House
Glanrafon, Aberdaron
Pwllheli, LL53 8BE

£495,000
www.lwhproperty.com



Glanrafon, Aberdaron , LL53 8BE

Discover this detached cottage set in spacious grounds, just a short walk from the beach. Situated on the banks of the Daron River, Glanrafon offers a once-in-a-lifetime opportunity to own a property on a large plot in the former fishing village of Aberdaron, North Wales.

Wedi'i leoli ar lan Afon Daron, mae Glanrafon yn cynnig cyfle unigryw i berchen ar eiddo dim ond cerdded byr o'r traeth yn Aberdaron. Lleoliad cyfleus yng nghanol y pentref, dim ond tafliad carreg o'r môr, gyda'r holl gyfleusterau ar eich stepen drws. Mae digon o le parcio, gardd a charafan statig sy'n darparu llety ychwanegol, gan gynnwys dwy lofft.

An convenient central village location, only a stone's throw from the sea, with all amenities on your doorstep. There is ample parking, a garden and a static caravan providing additional accommodation, including two bedrooms. Mae'r bwthyn wedi cael adnewyddiad rhannol ddiweddar, gan gynnwys cegin a chyfleusterau ymolchi, gyda'r gofod byw ar lefel y gorlan a dwy lofft uwchben.

The cottage at Glanrafon has recently undergone a partial renovation, including a modern fitted kitchen and bathroom suite. All living accommodation is on the ground floor, with two bedrooms above and a linked rear extension providing the bathroom and additional storage.



Externally, the property shares its driveway with the neighbouring static caravan site running along the riverbank. A lawned garden at the front overlooks the village, and a substantial hardstanding area provides ample parking and access to the static caravan sited at Glanrafon.

The property has been in the same family for many years as a second home, which has been let as a holiday let at times.

The static caravan is a 37x12 2 bedroom model offering useful additional accommodation. The caravan shares its services with the main house. The house is of traditional construction under slate roof covering.

Tenure: We understand that the tenure of this property is Freehold.

Directions: On entering Aberdaron, go to the village centre and turn into the Spar car park toward the footbridge leading to Sblash Fish & Chip Shop. Pass the Spar on your right and follow the driveway behind a row of garages up to Glanrafon.

What3Words: ///theme.groomed.umbrellas

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

Boundaries: 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. If you are unsure please contact Gwynedd Council via their helpline on 01766 771000, trethcyngor@gwynedd.llyw.cymru or cynllunio@gwynedd.llyw.cymru.

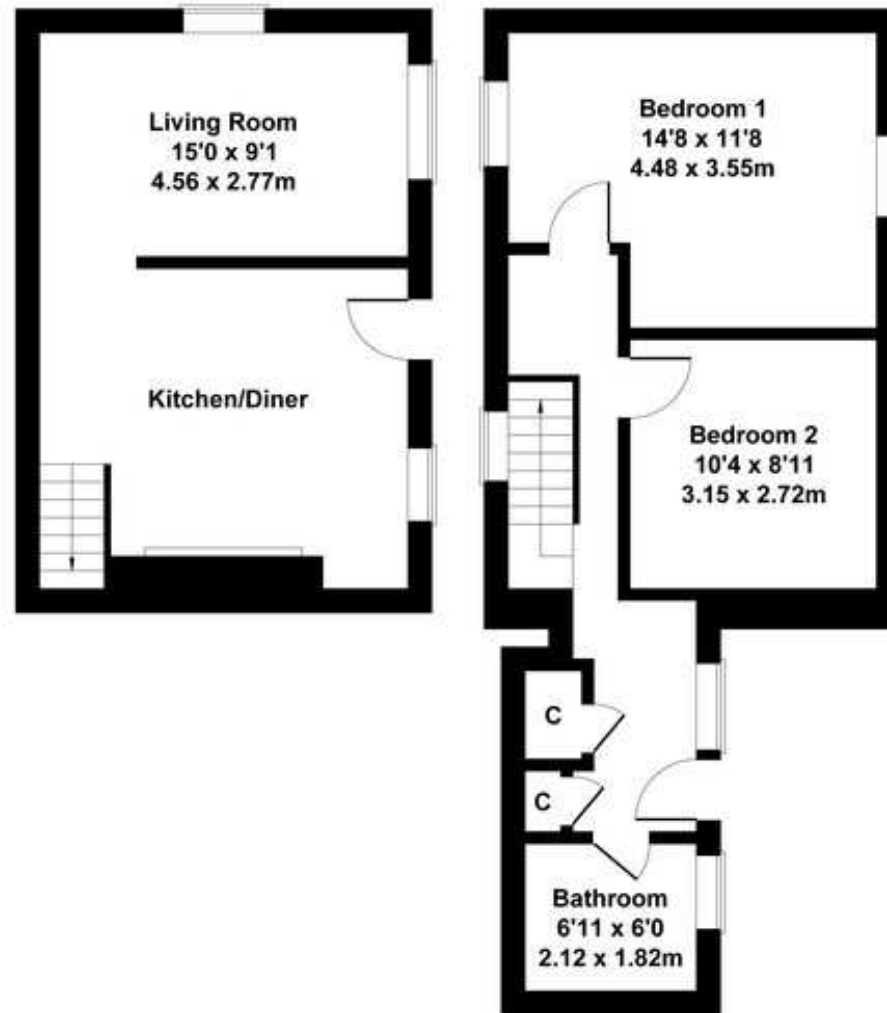
Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Viewing: Strictly by appointment only.



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Approximate Gross Internal Area
786 sq ft - 73 sq m



GROUND FLOOR

UPPER GROUND & FIRST FLOOR

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Accommodation comprises of:-

- Kitchen/Diner - 4.56m x 4.11m
- Living Room - 4.56m x 2.77m
- Bedroom 1 - 4.48m x 3.55m
- Bedroom 2 - 3.15m x 2.72m
- Bathroom - 2.12m x 1.82m

Double Glazed Windows (UPVC)
EPC: E | Council Tax Band: C
Mains Services | Oil Fired Central Heating (External)