

Tir ac Eiddo
LWH
Land and Property
Lloyd Williams & Hughes

Eiddo 3 Llofft | 3 Bedroom Semi-Detached with Garage

Cartrefle, Stryd Y Ffynnon

Nefyn , LL53 6HW

REDUCED **£135,000**

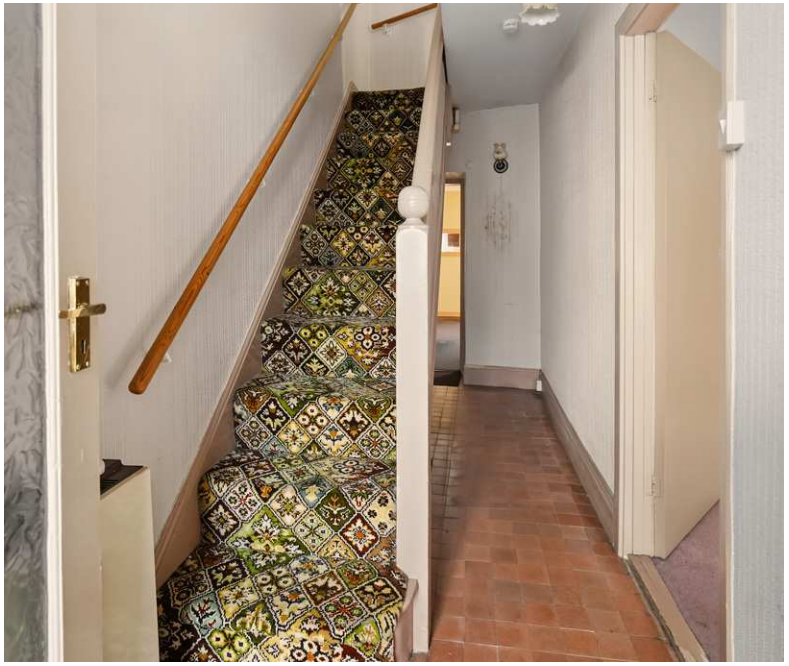
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Cartrefle, Stryd Y Ffynnon, Nefyn, LL53 6HW

Eiddo tair ystafell wely wedi'i leoli yn Nefyn, sydd yn cynnwys iard a garej, wedi'i rannu dros ddwy lawr, gydag estyniad sylweddol i'r cefn. Cartref perffaith ar gyfer teulu neu fuddsoddwr sydd yn edrych am eiddo gyda potensial i'w wella mewn lleoliad cyfleus.

Spacious three-bedroom home in Nefyn with a private yard and garage. Arranged over two levels and featuring a substantial rear extension, the property offers flexible accommodation and excellent scope for improvement. Ideal for families or investors seeking a versatile home in a sought-after location.

Mae Cartrefle yn brosiect sydd angen gwaith moderneiddio ym mhob agwedd gyda modd i ddatblygu ymhellach yng nghefn yr eiddo.

Cartrefle is a project that requires modernisation in every respect, with scope to develop further at the rear of the property.

The accommodation includes a full-length reception room with a fireplace, which leads through to a dining room that connects to the kitchen, family bathroom and rear entrance porch. Upstairs there are three bedrooms, the smallest of which is located above the stairs.

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 one side of the rear porch is a courtyard, while the paved garden lies to the opposite side and provides access to the workshop and garage. Double doors from the garage open onto the central alleyway, which leads back to Stryd y Ffynnon via the central arch.

The accommodation comprises:

Ground Floor:
Entrance Hallway
Living Room - 5.46m x 2.82m
Dining Room - 2.9m x 4.30m
Kitchen - 2.10m x 3.90m
Bathroom - 1.52m x 2.40m
Porch - 1.60m x 2.50m

First Floor:
Landing
Bedroom 1 - 2.76m x 3.43m
Bedroom 2 - 2.10m x 2.90m
Bathroom - 1.70m x 2.17m

Double Glazed Windows | Electric Heating | EPC: F I Council Tax Band: B

Important Information:

Directions: Entering Nefyn on the A497 from Pwllheli, continue down the High Street to the Y Groes mini-roundabout. Take the second exit (straight on) towards Pistyll and Llithfaen. Cartrefle is on the right-hand side opposite the church.

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

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.

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
1281 sq ft - 119 sq m



Not to Scale. Produced by The Plan Portal 2026
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