Tir ac Eiddo
LWH
Land and Property

Eiddo 2 Llofft | 2 Bedroom End of Terrace

10 Penrhydlyniog

Pwllheli, LL53 5NL

£137,500

www.lwhproperty.com

10 Penrhydlyniog, Pwllheli, LL53 5NL

Discover this well-appointed end-of-terrace property in Pwllheli, featuring a courtyard garden, outhouse and two double bedrooms. Situated in the town centre, it offers easy access to local amenities and a wide range of facilities right on your doorstep.

Dyma eiddo taclus, diwedd rhes ym Mhwllheli yn cynnwys gardd, cwt allan sydd yn cynnwys dwy ystafell wely dwbl. Wedi ei leoli yn Llawr Gors yng nghanol y dref, mae'r eiddo yn gyfleus i gyfleusterau'r dref i gyd ar eich stepen drws.

The ground floor boasts a spacious reception room with a feature fireplace, leading to a rear dining kitchen that opens onto a well-presented south-east-facing courtyard, providing a lovely sun-trap.

Upstairs, the landing gives access to two double bedrooms — one front-facing and one rear-facing — with the bathroom situated centrally.

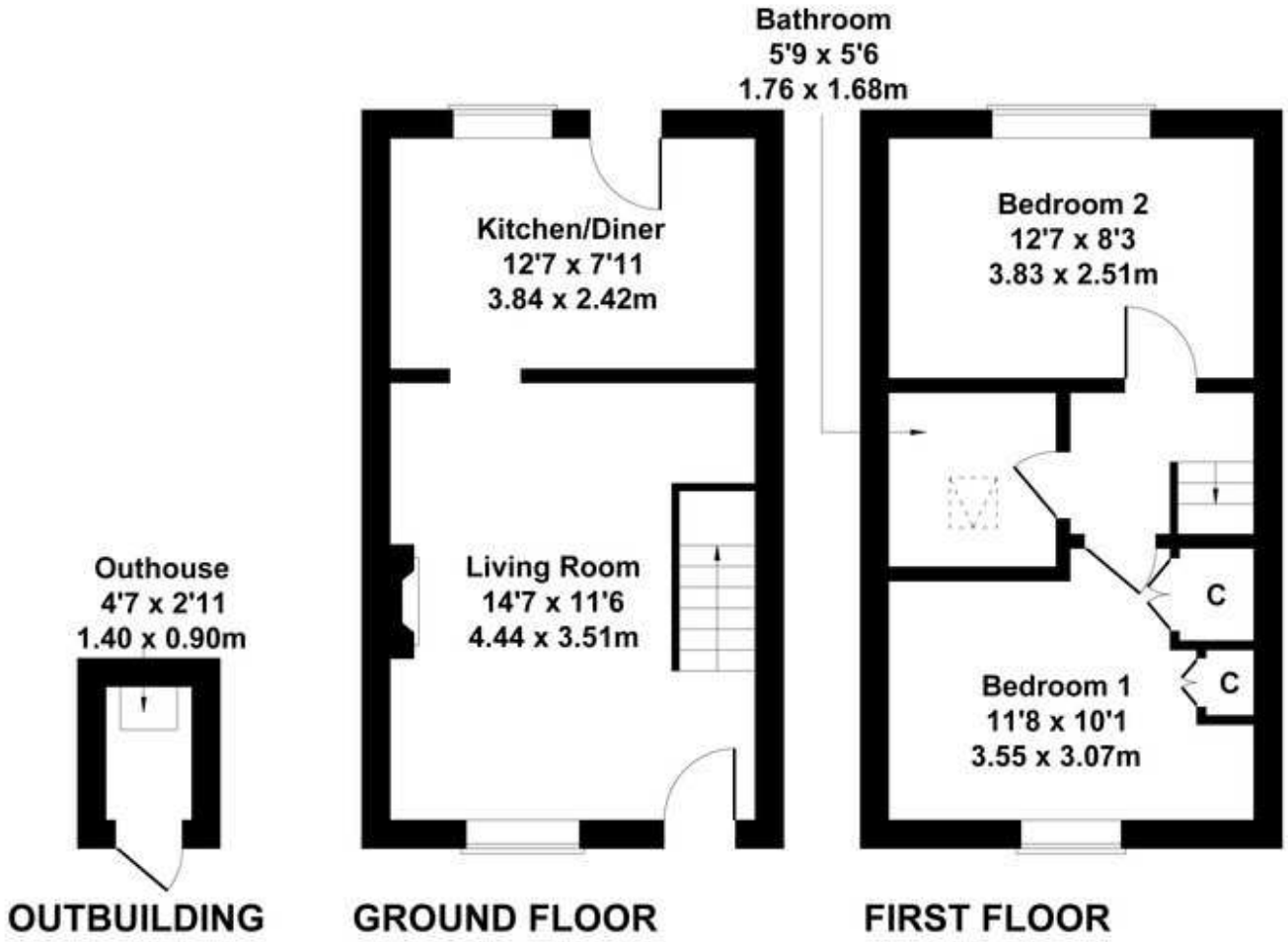
The property features a courtyard garden with access to the rear alley, reached via the side roadway off Penrhydlyniog.

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

10 Penrhydlyniog, Pwllheli, LL53 5NL

Approximate Gross Internal Area
603 sq ft - 56 sq m



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

The accommodation comprises of:

Ground Floor:
Living Room - 4.44m x 3.51m
Kitchen-Diner - 3.84m x 2.42m

First Floor:
Landing
Bedroom 1 - 3.55m x 3.07m *(max)*
Bedroom 2 - 3.83m x 2.51m
Bathroom - 1.76m x 1.68m

Outhouse - 1.40m x 0.90m

Mains Services
Council Tax Band: B
EPC: F

The property is of traditional construction under slate roof, and benefits from UPVC double-glazed windows and doors.

Directions: From Maes Pwllheli, head west past Iceland toward the West End. The property is on the left-hand side, opposite B&M.

Viewing: Please contact the office to book your viewing by appointment only.

Method of Sale: Private Treaty.

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