

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Eiddo 3 Llofft | 3 Bedroom Detached Cottage
Turnpike, Clynnog Fawr
Caernarfon, LL54 5PE

£220,000

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Turnpike, Clynnog Fawr, Caernarfon, LL54 5PE

Discover this charming detached cottage, complete with a generous driveway and front and rear gardens, tucked away in the heart of Clynnog Fawr, between Pwllheli and Caernarfon. Detached village properties with the convenience of private off-road parking are few and far between, making this an especially desirable find.

The cottage comprises three bedrooms and is ideally suited to those seeking single-storey living. The loft rooms provide additional flexible space, perfect for accommodating guests or for use as storage. Carefully maintained and sympathetically restored, the property is presented in excellent order and has been cherished by the current owners.

Mae'r bwthyn hwn, gyda'i dreif ei hun, yn sefyll ar blot sylweddol yng nghanol Clynnog Fawr, rhwng Pwllheli a Caernarfon. Mae eiddo pentrefol gyda dreif preifat fel hwn yn brin iawn, ac mae'r eiddo wedi'i gyflwyno mewn cyflwr da gan y perchnogion presennol.

Mae'r bwthyn yn cynnig tair ystafell wely: dwy ystafell ddwbl ar y llawr gwaelod a dwy lofft atig uwchben. Mae cwrt preifat a chysgodol yng nghornel flaen y tŷ, tra bod gardd lawnt wastad yn y cefn, gyda golygfeydd hyfryd dros yr arfordir a'r wlad.

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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



The property is set within mature, well-established grounds. A sheltered courtyard garden occupies the front corner, while the level rear lawn enjoys attractive coastal and countryside views, creating an ideal setting for outdoor relaxation and entertaining.

The accommodation is entered via a welcoming porch, which leads into the original part of the cottage. The living and dining area features an impressive inglenook fireplace fitted with a gas stove. From here, stairs rise to two charming crog-loft bedrooms, each benefiting from Velux windows and fabulous views towards Anglesey and beyond.

The kitchen is located within the side and rear extension and is accessed from the living area. Steps rise to a rear hallway, which provides access to the principal bedroom and shower room.

The enclosed gardens are bordered by traditional stone walls, with mature hedging and established trees providing a good degree of privacy. Pedestrian access is available from the road leading towards the A499, while the driveway is approached via Llys Eben. The driveway currently provides parking for up to four vehicles, in addition to accommodating a storage container.

The main property is of traditional stone construction under slate roof with the rear and side extension of flat roof construction under a felt roof covering.

Directions: Travelling from the Pontllyfni direction along the A499, turn left into Clynog Fawr and follow the road around the bend into the village. After passing the telephone exchange, Turnpike will be found on the left-hand side. The driveway is accessed by turning left immediately after the property, then doubling back along Llys Eben towards the village hall and Capel Uchaf.

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.

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Approximate Gross Internal Area
710 sq ft - 66 sq m

The accommodation comprises:

Entrance Porch - 0.89m x 1.26m
Living and Dining Area - 4.18m x 5.66m
Hunter 6 LPG Stove
Kitchen - 2.60m x 3.00m
Fitted Units with Electric Appliances
Rear Hallway - 0.86m x 2.12m
Shower Room - 1.82m x 2.10m
WC, Basin and Walk in Shower
Bedroom 1 - 2.93m x 3.13m

Landing - 1.0m x 3.13m
Bedroom 2 - 1.66m x 3.13m
Bedroom 3 - 2.10m x 3.13m



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

UPVC Double Glazed
Mains Services
Electric Boiler
LPG (Bottle) Fireplace.
EPC: TBC
Council Tax Band: D