

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 4 Llofft | 4 Bedroom Detached Bungalow
Hafren, Penrallt
Pwllheli, LL53 5UA

offers in-excess of **£440,000**
www.lwhproperty.com



Hafren, Penrallt, Pwllheli, LL53 5UA

Hafren is a deceptively spacious, premium detached bungalow that has been recently modernised, extended, and finished to a high specification, offering a luxurious and contemporary living space.

Situated on an elevated plot, it offers impressive, far-reaching views, presenting a fantastic opportunity for those seeking a comfortable and stylish home in a desirable area.

Eiddo o safon uchel iawn, mae Hafren yn gyfle i fod perchen byngalo sydd wedi'i foderneiddio a'i ymestyn mewn plot mawr ym Mhenrallt Pwllheli.

The accommodation comprises a 30ft long kitchen dining room, perfect for entertaining opening onto a large rear patio. A living room with feature fireplace is situated at the front along with 2 spacious bedrooms and a family shower room.

The side extension comprises a wide entrance hall with reception room and utility room, sliding doors provide access to a glass fronted terrace providing a tremendous outlook across the surrounding countryside. The master suite is situated at the rear comprising a large bedroom with walk in wardrobe and a private shower room. The overall standard of finish, specification and the fixtures is impressive.

27 Penlan Street Pwllheli Gwynedd LL53 5DE

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Externally, Hafren features a large driveway and lawned area to the front leading to a landscaped rear garden. Split to two levels, bound by feature stone walling; the garden includes a large patio, lawned area and workshop.

The accommodation:

Hallway, open to:

Reception Room - 6.0m x 2.95m

Utility Room - 4.45m x 1.80m

Bedroom 1 (Master) - 6.0m x 3.50m

En-suite - 4.40m x 1.70m

Living Kitchen - 9.30m x 4.70m

Lounge - 5.50m x 3.70m, fireplace

Bedroom 2 - 4.0m x 3.10m

Bedroom 3 - 4.0m x 3.60m

Bathroom / Shower Room - 3.30m x 1.90m

Bedroom 4 - 2.70m x 3.70m

Loft Storage Room - 5.20m x 4.80m

The property is of traditional construction, under a part slate roof and part flat roof, double glazed.

EPC: D | Council Tax Band: E

Important Information:

Location and Directions: From the Mitre Roundabout in Pwllheli, head North via Goal Street, bare left up Allt Salem up to the College. Continue past the college and take the next right hand junction, Hafren is the second dwelling on the right hand side.

Viewing: By appointment only.

Services: Oil Fired Central Heating, Mains Electric, Water and Private Drainage

Method of Sale: Private Treaty

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. **Tenure:** Freehold with vacant possession on completion.

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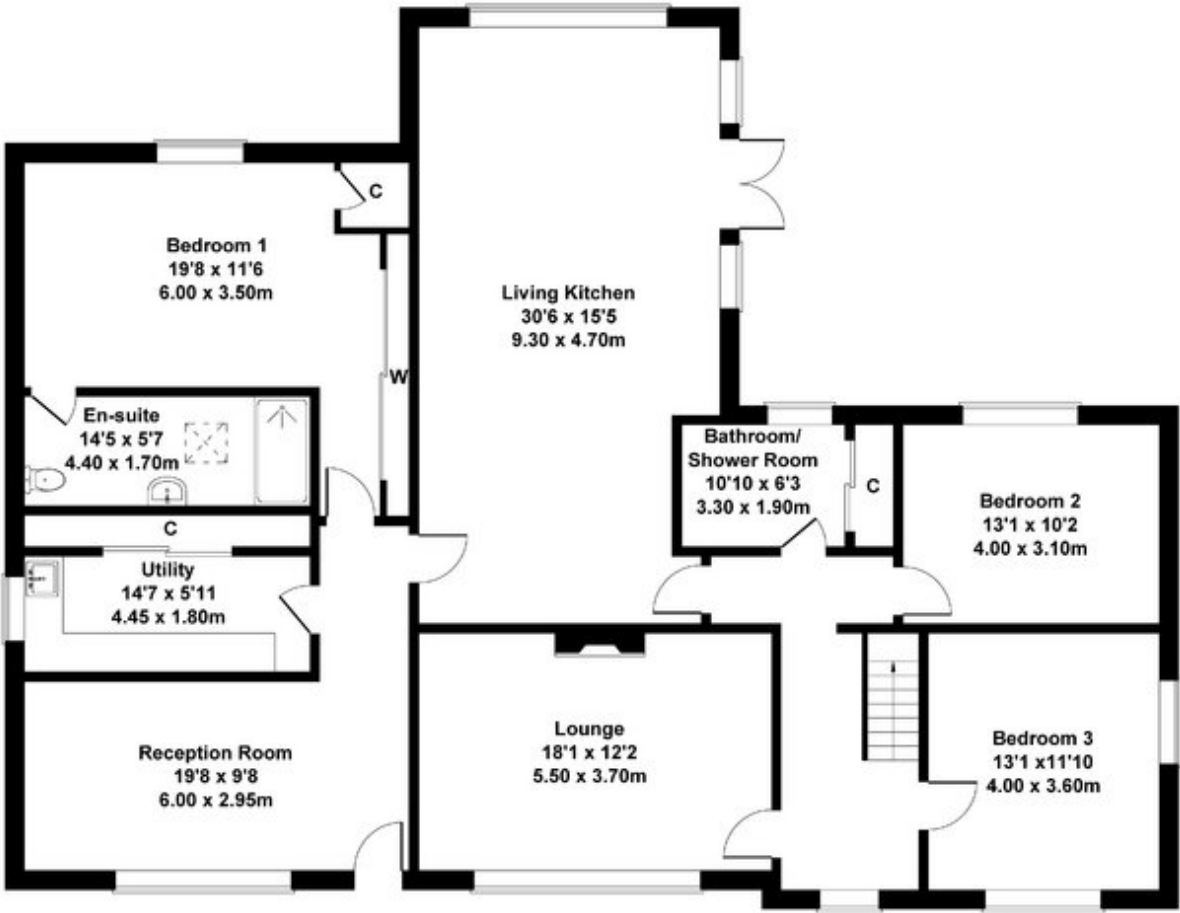
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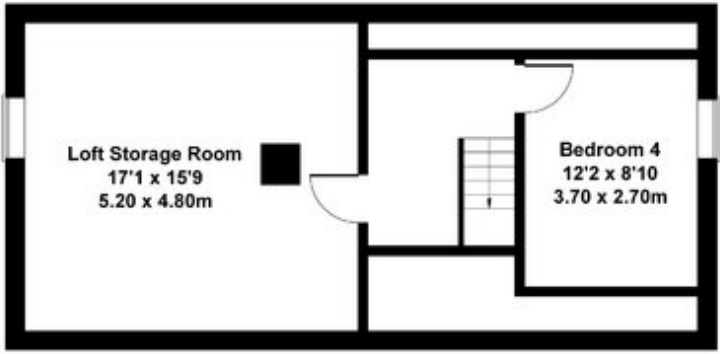
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Approximate Gross Internal Area
2465 sq ft - 229 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.