

Tir ac Eiddo

# LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 3 Llofft | 3 Bedroom Terraced Property  
2 Moriah Terrace, Llithfaen  
Pwllheli, LL53 6NP

**REDUCED**

**£170,000**

[www.lwhproperty.com](http://www.lwhproperty.com)



## 2 Moriah Terrace, Llithfaen, Pwllheli, LL53 6NP

Eiddo teras gyda 3 ystafell wely, wedi'i leoli yng nghanol Llithfaen. Eiddo golau a dymunol yn cynnwys gardd a golygfeydd tuag at Fae Ceredigion.

3 bedroom terraced property located in the heart of Llithfaen providing bright and pleasant accommodation including a garden and spectacular views towards Ceredigion Bay.

Cyfle gwyh ar gyfer teulu neu brynwr tro cyntaf | An excellent opportunity for families or 1st time buyers.

Internally, the entrance hallway leads to an open plan living and dining room with fireplace, leading to the kitchen diner providing access to the garden. 2 bedrooms front the property, with the 3rd overlooking the garden at the rear.

Nant Gwtheyrn and Tre'r Ceiri Hillfort are but a few of the local amenities and attractions within the locality. Llithfaen includes a village shop and community tavern.

The property has lawned gardens to the rear, and a patio at the front.

27 Penlan Street Pwllheli Gwynedd LL53 5DE

01758 719 682

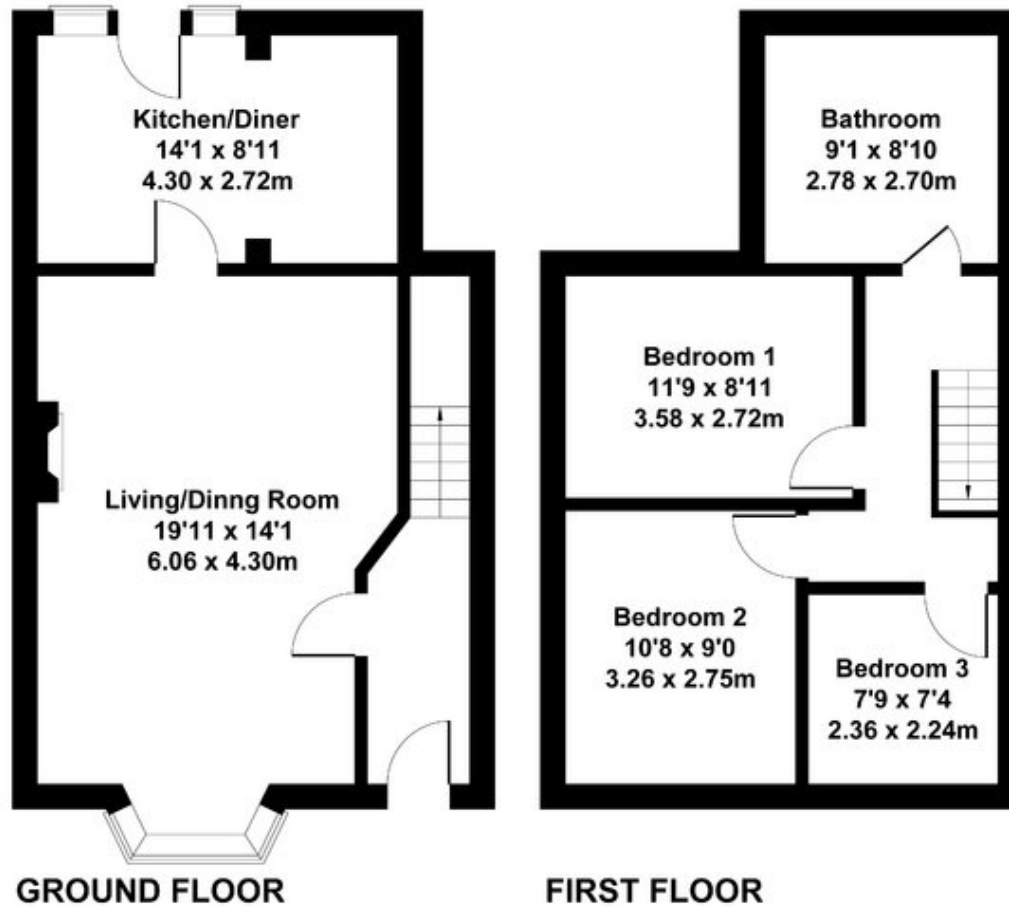
office@lwhproperty.com

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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

## 2 Moriah Terrace, Llithfaen

Approximate Gross Internal Area  
904 sq ft - 84 sq m



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

### Accommodation:

Entrance Hallway

Living & Dining Room - 6.06m x 4.30m - Fireplace

Kitchen / Diner - 4.30m x 2.72m - Fitted Units

Landing

Bathroom - 2.78m x 2.70m - Full Family Suite

Bedroom 1 (front) - 3.58m x 2.72m

Bedroom 2 (rear) - 3.26m x 2.75m

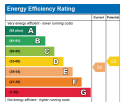
Bedroom 3 (front, used as an office) - 2.36m x 2.24m

Double Glazed/UPVC Windows

Mains Drainage and electric

Oil Central Heating

EPC: E | Council Tax Band: B



Directions: The property is situated approximately 300ft West of the cross roads at the centre of Llithfaen.

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.

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.