



Eiddo 3 Llofft | 3 Bedroom Detached Bungalow
Bodriala, Penygroeslon
Pwllheli, LL53 8EW

£120,000
www.lwhproperty.com



Bodriala, Penygroeslon, Pwllheli, LL53 8EW

A detached bungalow set on a spacious plot of land, surrounded by open countryside on the Llyn Peninsula.

Byngalo ar wahân wedi'i leoli mewn plot sylweddol, wedi'i amgylchynu gan gefn gwlad ym Mhen Llŷn.

Bordialla is situated away from the public highway, offering a large driveway and ample off-street parking. The rear garden overlooks farmland and provides distant views of the coastline, while Rhiw Mountain can be seen from the front of the property.

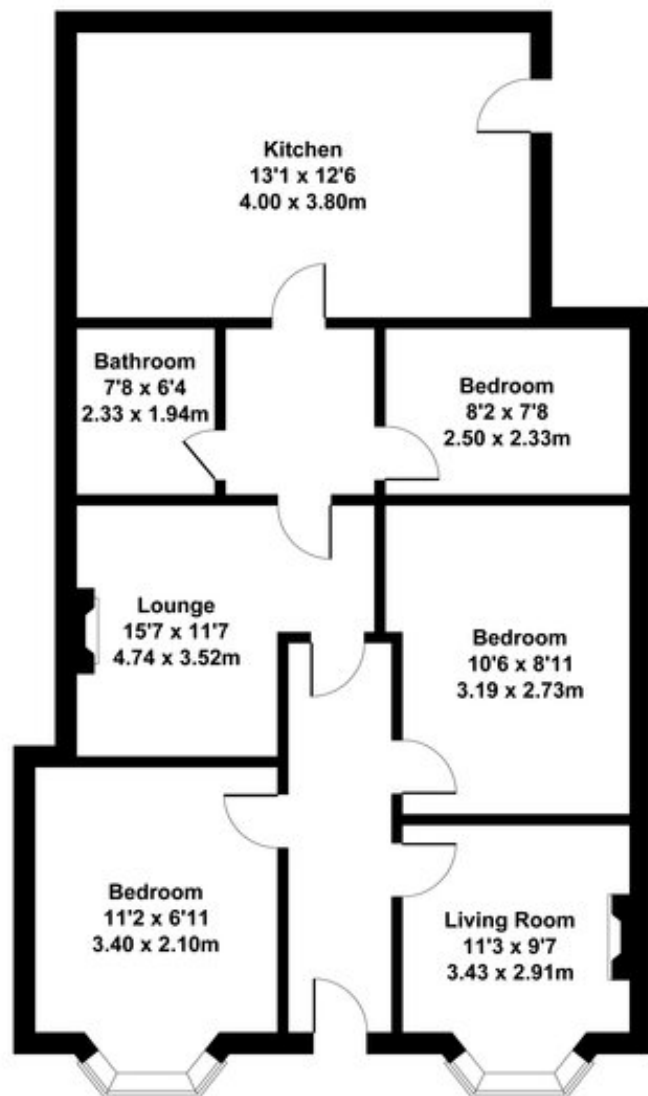
Although requiring renovation, the property features a spacious footprint, providing significant potential for redevelopment or new construction.

Penygroeslon is situated centrally on the peninsula, offering easy and convenient access to the surrounding areas and coastline.

Sarn Mellteyrn is the closest village, offering amenities such as a fuel station, convenience store, two public houses, and a village hall. Primary and secondary schools can be found in nearby Botwnnog.

Bodriala, Penygroeslon

Approximate Gross Internal Area
1152 sq ft - 107 sq m



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

The property provides the following accommodation:

Living Room - 3.43m x 2.91m
Lounge - 4.74m x 3.52m
Kitchen - 4.00m x 3.80m
Bedroom 1 (Front) - 3.40m x 2.10m
Bedroom 2 (Middle) - 3.19m x 2.73m
Bedroom 3 (Rear) - 2.50m x 2.33m
Bathroom - 2.33m x 1.94m

The property is of prefab timber frame under felt roof covering, rear extension under flat roof.

Double Glazed
Oil Central Heating
EPC: TBC | Council Tax Band: C
Mains Services

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

Directions:
From Pwllheli, head towards Aberdaron. At Sarn Mellteyrn, continue west towards Aberdaron via the B4413 for 2 miles. As you enter the 40mph zone at Penygroeslon, Bodriala is located on the right-hand side.

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, rights of way and third party rights, whether mentioned in the particulars or not.

Viewing:
Strictly by appointment only.