

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 5 Llofft | 5 Bedroom Detached House
Llanllawen Bach, Uwchmynydd
Pwllheli, LL53 8BY

£350,000

www.lwhproperty.com



Llanllawen Bach, Uwchmynydd, Pwllheli, LL53 8BY

Wedi'i leoli mewn ardal wledig ar ben gorllewinol Penrhyn Llŷn, mae Llanllawen Bach yn gartref teuluol eang, ar wahân, mewn lleoliad diarffordd ger Mynydd Mawr.

Mae'r tŷ pum ystafell wely wedi'i ymestyn dros y blynyddoedd ac yn mwynhau golygfeydd gwledig dros y tir ffermio cyfagos, tuag at yr arfordir a thu hwnt.

Situated in a rural location at the western tip of the Llŷn Peninsula, Llanllawen Bach is a spacious detached family home occupying an isolated position close to Mynydd Mawr.

This five-bedroom house has been extended over the years and enjoys a countryside outlook across the surrounding farmland towards the coastline and beyond.

Uwchmynydd is situated 1.8 miles west of Aberdaron and is renowned for its dramatic coastal views across to Ynys Enlli. The coastal path and surrounding beaches are all within easy reach.

Mae Uwchmynydd wedi'i leoli 1.8 milltir i'r gorllewin o Aberdaron, ac mae'n enwog am ei olygfeydd arfordirol dramatig dros Ynys Enlli. Mae'r llwybr arfordirol a'r traethau cyfagos o fewn cyrraedd hwylus.

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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 accommodation comprises an open-plan kitchen, living and dining area, leading to an office, utility room, bathroom and playroom. Upstairs, there are five good-sized bedrooms and a further bathroom.

The accommodation comprises:

Ground Floor:

Kitchen | Dining | Living - 4.76m x 7.85m

Office - 3.02m x 4.48m

Utility - 2.56m x 4.49m

Bathroom - 1.84m x 2.66m

Play Room - 3.41m x 7.37m

First Floor:

Landing

Bathroom - 2.46m x 3.02m

Bedroom 1 - 3.47m x 4.88m

Bedroom 2 - 2.62m x 2.64m

Bedroom 3 - 2.85m x 3.01

Bedroom 4 - 3.83m x 4.15m

Bedroom 5 - 2.72m x 4.02m

Externally, the property benefits from a hardstanding area, which is subject to rights of way serving the adjoining building and land. There is also further access passing alongside the property to the land beyond.

An enclosed garden lies to the south of the house, together with a small area of land that could potentially be converted to provide a private driveway or parking space. The house is of traditional solid construction under a part pitched slate and flat roof covering.

Partially Double Glazed Windows | Oil Fired Central Heating | Private Drainage | EPC: TBC | Council Tax Band: E

Important Information:

Directions: From Aberdaron village, follow the road uphill, passing the Porth y Swnt sign for Whistling Sands and continuing past Dwyros Caravan Site. At the junction, turn left towards Uwchmynydd. Continue for approximately two miles along the single-track public road, passing through Uwchmynydd village. During the final quarter mile, look for a Ty Newydd sign on the left. Shortly afterwards, take the right-hand junction and follow the lane to its end, where you will find Llanllawen Bach.

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

Llanllawen Bach, Uwchmynydd, LL53 8BY

Approximate Gross Internal Area
1851 sq ft - 172 sq m



Not to Scale. Produced by The Plan Portal 2026
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Content, Fixtures and Fittings: The contents, fixtures, and fittings are owned by the property's occupier and may not be included in the sale. The specific contents included or excluded will be confirmed during the contract enquiries process.

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

Viewing: Strictly by appointment only.