

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Adeilad | Detached Building

**Ceidio**

Pwllheli, LL53 6YJ

*offers in-excess of:* **£50,000**

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



## Building at Ceidio, Pwllheli, LL53 6YJ

Discover this detached building, located in the heart of the rural Llŷn Peninsula. Occupying a corner position, it overlooks the surrounding fields and enjoys spectacular views towards Garn Fadryn.

Dyma adeilad ar wahân, wedi'i leoli yng nghanol Penrhyn Llŷn wledig. Mae mewn safle cornel, yn edrych dros y caeau cyfagos ac yn cynnig golygfeydd godidog tuag at Garn Fadryn.

Comprising two rooms, a kitchenette and a cloakroom, the property has lain vacant for many years and now presents an exciting opportunity for conversion, restoration or redevelopment, subject to the necessary consents and permissions.

Ceidio is a rural hamlet situated south of Edern, close to the northern coastline of the Llŷn Peninsula. It is within easy reach of sandy beaches, scenic coastal walks and popular villages, with Nefyn and Morfa Nefyn both approximately two miles away.

Blank canvases such as this are a rarity in the current market, offering the buyer the opportunity to consider their preferred options for improving or redeveloping the property. **Internal viewings are not available due to health and safety concerns. The agents are unable to provide access, and all interest is invited on this basis.**



Entrance - 1.05m x 1.55m  
 Kitchenette - 2.61m x 2.64m  
 Cloak Room - 0.80m x 2.61m  
 Back Room - 2.61m x 2.64m  
 Front Room - 2.61m x 3.52m  
 Porch - 2.33m x 2.77m

The property is believed to comprise single-brick elevations beneath a fibre-sheet roof, which is likely to contain asbestos given the age of the building. No asbestos survey has been undertaken.

The property has an electricity supply, with an active utility account in place. The water supply is disconnected, and there is currently no active water utility account. All necessary infrastructure is believed to be in place, and a mains drainage connection is assumed but has not been tested or verified.

The building is currently uninhabitable and represents a renovation or redevelopment project, subject to obtaining any necessary planning permissions and consents.

### Important Information:

**Ratings:** *EPC exempt (sub-50m2) | Council Tax: N/A | Rates: N/A*

**Directions:** From Pwllheli, take the A497 towards Nefyn for approximately five miles. At the roundabout beside the Bryncynan pub, signposted for Morfa Nefyn and Nefyn, turn left towards Dinas. Follow the single-track road westwards for approximately one mile. After passing the church and monument, and alongside a row of houses, you will reach the crossroads at Ceidio. Continue through the crossroads; the building is accessed via the next entrance on the left.

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

**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.

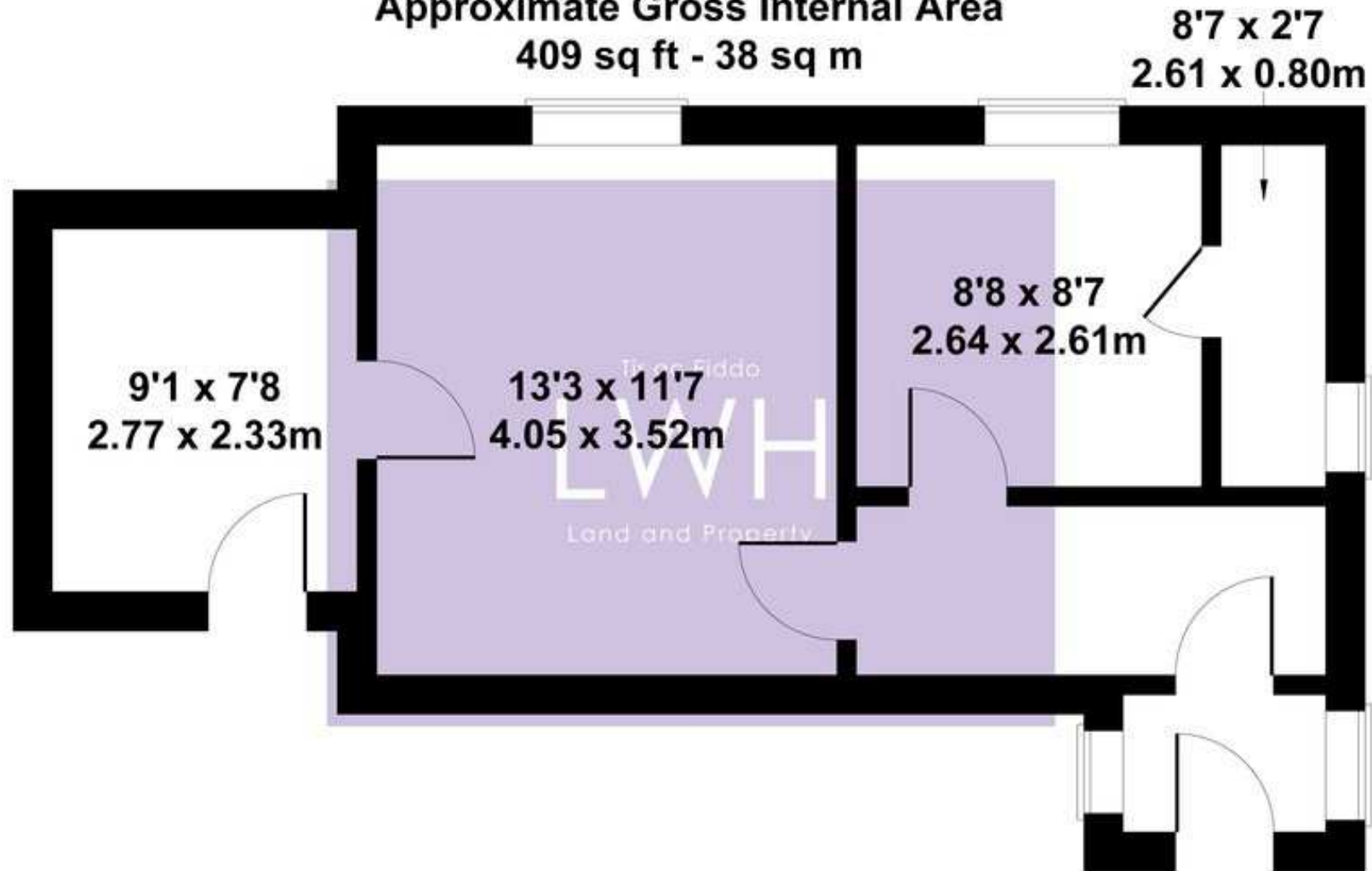
**Easements, Wayleaves and Rights of Way:** The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

**Viewing:** Strictly by appointment only.

**Services:** Not tested.

# Building At Ceidio LL53 6YJ

Approximate Gross Internal Area  
409 sq ft - 38 sq m



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