

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Eiddo 3 Llofft | 3 Bedroom Town House

19 Min Y Mor

Pwllheli, LL53 5AN

£279,000

www.lwhproperty.com



19 Min Y Mor, Pwllheli, LL53 5AN

Situated in a prime seafront position with direct access to the beach, this property offers an ideal base for coastal living in a popular market town in North Wales.

This three-bedroom townhouse is located in Min y Mor and enjoys panoramic views across Cardigan Bay towards the Snowdon mountain range and the St Tudwal Islands.

Wedi'i leoli ar flaen y promenâd ym Mhwlheli, yn union gyferbyn â'r traeth, mae'r eiddo hwn yn cynnig cartref delfrydol ar gyfer mwynhau bywyd arfordirol mewn tref farchnad boblogaidd yng Ngogledd Cymru.

Mae'r tŷ tair ystafell wely hwn wedi'i leoli ym Min y Mor ac yn mwynhau golygfeydd panoramig ar draws Bae Ceredigion, tuag at fynyddoedd Eryri ac Ynysodd Tudwal.

Pwllheli is a vibrant market town on the Llŷn Peninsula, renowned for its beautiful coastline, sandy beaches and marina. With a wide range of shops, cafés, restaurants and local amenities, it provides an excellent base for exploring the stunning landscapes and attractions of North Wales.

The property is presented in good condition and is ready for the next owner to move straight in.

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

Important Information:

Directions:

From Pwllheli Train Station, head south along Embankment Road, passing the Morlo Lounge and the Local Authority offices. At the mini-roundabout opposite The Victoria, take the second exit and continue past Caffi Largo along the promenade for approximately 500 yards. The property will be located on the right-hand side.

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.



The accommodation comprises an entrance hallway, a single garage with conversion potential, a cloakroom and a kitchen/diner. The first floor is home to the property's key attraction: a full-width living room with a balcony overlooking the coastline, together with the third bedroom to the rear. The top floor features the family bathroom, master bedroom and second bedroom.

The accommodation comprises:

Ground Floor:

Garage - 2.91m x 4.91m
Entrance Porch - 1.0m x 1.80m
Entrance Hallway - 1.80m x 4.75m
WC Cloak Room - 0.75m x 2.26m
Kitchen Diner - 3.03m x 5.0m

First Floor:

Landing - 1.93m x 2.98m
Living Room - 4.65m (max) x 5.02m
Bedroom 3 - 2.93m x 3.03m

Second Floor:

Landing - 1.93m x 4.41m
Bedroom 1 - 2.90m x 4.66m
Bedroom 2 - 2.02m x 3.39m
Bathroom - 2.51m x 2.84m

The garage features plumbing for white goods.

Externally, the property features a driveway to the front, while the landscaped rear garden comprises a large decked area, perfect for outdoor entertaining with steps leading down to a paved patio area.

Hive System for Central Heating
BT Full Fibre Broadband

Double Glazed Windows | Gas Central Heating & Mains Services (Untested)

EPC: C | Council Tax Band: E

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WC
7'5x 2'6
2.26 x 0.75m

Approximate Gross Internal Area
1335 sq ft - 124 sq m



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