



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET



21 Bryn Tyddyn, Pentrefelin, Gwynedd LL52 0PE

Asking Price: £290,000

EPC Rating: D

21 Bryn Tyddyn, Pentrefelin, Gwynedd LL52 0PE

Summary

A spacious and well-presented Detached Bungalow which sits in an established residential development within the rural village of Pentrefelin, surrounded by pleasant rolling countryside and roughly 1.5 miles from the coastal village of Criccieth and the beach. Conveniently, the main shopping town of Porthmadog is just a short drive away too. The property enjoys distant views from the lounge towards the mountains, has manageable gardens, off road parking and a detached garage. Benefiting from uPVC double glazing and gas central heating, the accommodation briefly comprises: Entrance Hall; modern WC which has been tiled floor to ceiling; Bathroom which has also been tiled floor to ceiling with a shower over the bath; Living Room with large patio doors overlooking the rear garden and an electric flame effect fireplace; a modern half-tiled Kitchen with integrated oven, hob, extractor hood, fridge/freezer, washing machine and dishwasher; 3 Bedrooms, and two storage cupboards. Many of the windows have internal shutter blinds, adding a classic contemporary feel to each room. The gardens are primarily laid to lawn at the front of the property, with a long resin driveway allowing for ample off-road parking. At the end of the driveway is a detached garage which has an electric roller shutter door. To the rear of the property is an enclosed low maintenance garden, with large patio area, and established mature plants and shrubs to the borders. This light and immaculately presented home is well worth a visit to fully appreciate the space on offer.

Pentrefelin is a rural village situated roughly midway between the towns of Porthmadog and historic Criccieth on the A497, close to the coastline towards the southeastern corner of the beautiful Llyn Peninsula. The historic town of Criccieth to the west is situated right on the coast offering a promenade, sandy beaches and a good range of amenities including shops, post office, restaurants and pubs, essential seaside fish & chips, an ice cream parlour and a golf course. Porthmadog is situated approximately 3 miles eastward and has a good range of amenities, a major supermarket, restaurants and eateries with access to some fine sandy beaches and hidden coves. Here you'll also find a marina and maritime facilities and the home to the famous Ffestiniog narrow gauge mountain railway.

Directions

From Caernarfon, follow the A487 in the direction of Porthmadog, turning right just after Bryncir onto the B4411 towards Criccieth. On reaching Criccieth, turn left onto the A497 towards Porthmadog. Proceed into Pentrefelin, taking the first left turning after the speed limit signs and follow the road past the houses on your right. Take the next right turning into Bryn Tyddyn for approximately 50 yards, turning right where you will find the property located on your left hand side. **What3Words: elsewhere.clash.fond**



TOTAL FLOOR AREA - 890 sq.ft. (82.7 sq.m.) approx.
*These figures are based on the information provided by the seller and are not intended to be used as a basis for any financial or other decision. The seller does not warrant the accuracy of these figures and is not responsible for any errors or omissions. The figures are for information only and should not be relied upon for any purpose.

Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band D.

Energy Performance Rating

The property has the following EPC rating: D. See EPC report for full information.



Hallway	
Bedroom 1	2.73m x 4.33m (8'11" x 14'2")
Bedroom 2	3.35m x 2.72m (11' x 8'11")
Bedroom 3	2.53m x 2.23m (8'4" x 7'4")
Living Room	4.37m x 4.46m (14'4" x 14'8")
Bathroom	2.66m x 1.64m (8'9" x 5'5") <i>max. dimensions</i>
WC	0.92m x 1.45m (3' x 4'9")
Kitchen	2.66m x 3.44m (8'9" x 11'3")
Garage	2.93m x 5.63m (9'7" x 18'6")

- Spacious Detached Bungalow
- Situated in a Popular Village
- 3 Bedrooms, Bathroom & Separate Wc
- Good Sized Lounge with Sliding Patio Doors
- uPVC Double Glazing & Gas Central Heating
- Low Maintenance Gardens & Patio
- Detached Garage & Off-Road Parking
- Conveniently Placed for Criccieth & Porthmadog



Disclaimer

Dafydd Hardy Estate Agents Limited, for themselves and the vendor, give notice that: (1) These particulars do not constitute any part of an offer or contract. (2) All statements are made without responsibility on the part of the agent or vendor. (3) No statement is to be relied upon as a representation of fact. (4) Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. (5) Neither the vendor nor the agent, nor any person in their employment, has authority to make or give any representation or warranty in relation to this property. (6) While floorplan accuracy is intended, measurements are approximate and no responsibility is taken for any error or omission. Plans are for illustrative purposes only. (7) Services and appliances have not been tested and no guarantee as to their operability is given. (8) All media, including photography and video, remain the property of the agent and must not be redistributed without prior written permission. Floorplans made with Metropix © 2026