

Erwenni, Ala Road, Pwllheli

Asking Price: £425,000

Beresford Adams













Y Cnicht is an impressive detached four-bedroom family residence occupying an elevated position within the thriving market and seaside town of Pwllheli. Situated on the southern side of the beautiful Llyn Peninsula, the property enjoys convenient access to a wide range of local amenities, including excellent schools, a leisure centre, golf course, marina, and the town's vibrant shops, cafés and restaurants. Benefiting from double glazing and central heating throughout, the spacious accommodation is arranged over two floors and offers comfortable, versatile family living.

The ground floor comprises a welcoming entrance hall, two generous double bedrooms, one of which is currently utilised as a gym, a downstairs WC, a well-appointed kitchen/diner, utility room, and internal access to the attached garage.

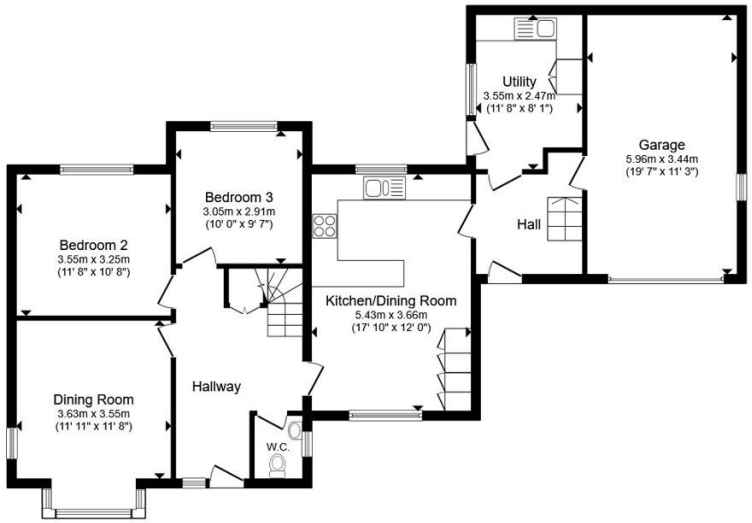
To the first floor, the landing leads to all principal rooms, including the master bedroom with en-suite facilities, a further double bedroom, a spacious lounge enjoying attractive views across the town, and a family bathroom.

Externally, the property offers a private driveway together with an enclosed patio area to the front. To the rear, a further enclosed patio provides a secure and versatile outdoor space, currently used as a safe enclosure for the families pet dog.

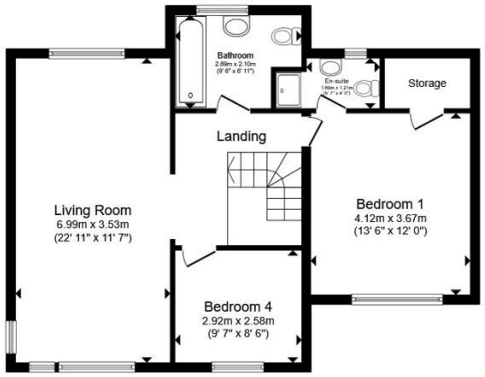
Combining generous living space, flexible accommodation and a desirable location, Y Cnicht presents an excellent opportunity to acquire a substantial family home in







Ground Floor



First Floor

Total floor area 176.4 m² (1,898 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **F**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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