



Yr Engan, Rhoshirwaun, Pwllheli, Gwynedd. LL53 8HH

- CHARACTER COTTAGE
- COUNTRYSIDE OUTLOOK
- 2 LOFT ROOMS
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN AREA
- SECOND HOME CLASSIFICATION

PROPERTY DESCRIPTION

Yr Engan presents a delightful three-bedroom cottage brimming with character and offering a serene countryside outlook. Perfectly positioned for those seeking to immerse themselves in the natural beauty and rich culture of North Wales.

Step inside to discover a welcoming atmosphere with three well-proportioned bedrooms, ideal for family and guests. A convenient shower room serves the main living quarters. Adding a unique dimension to the property are two versatile loft rooms, offering potential for hobbies, storage, or additional sleeping space. Practicality is key with a separate utility room, ensuring the main living areas remain uncluttered. The galley kitchen looks out to the rear garden and has a view of the sea on the horizon.

Outside, Yr Engan benefits from a patio area and lawned garden with open countryside views. Off-road parking for multiple vehicles. Currently cherished as a second home, this property is ready for new owners to create their own Llyn Peninsula memories.

Imagine spending your days exploring the stunning coastline, with its numerous sandy beaches and hidden coves just a short drive away. Discover the charm of nearby Welsh villages, each with its own unique character and local amenities. Whether you're a keen walker, a beach enthusiast, or simply seeking a peaceful escape, Yr Engan provides the perfect base to experience all that this exceptional region has to offer.

Tenure We believe the property to be Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Council Tax Band - D

Services - Mains water and electricity, septic tank

Marketing Appraisal Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

MISREPRESENTATION DISCLAIMER: Although our particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. They are intended as a guide only and purchasers must satisfy themselves by personal inspection. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.



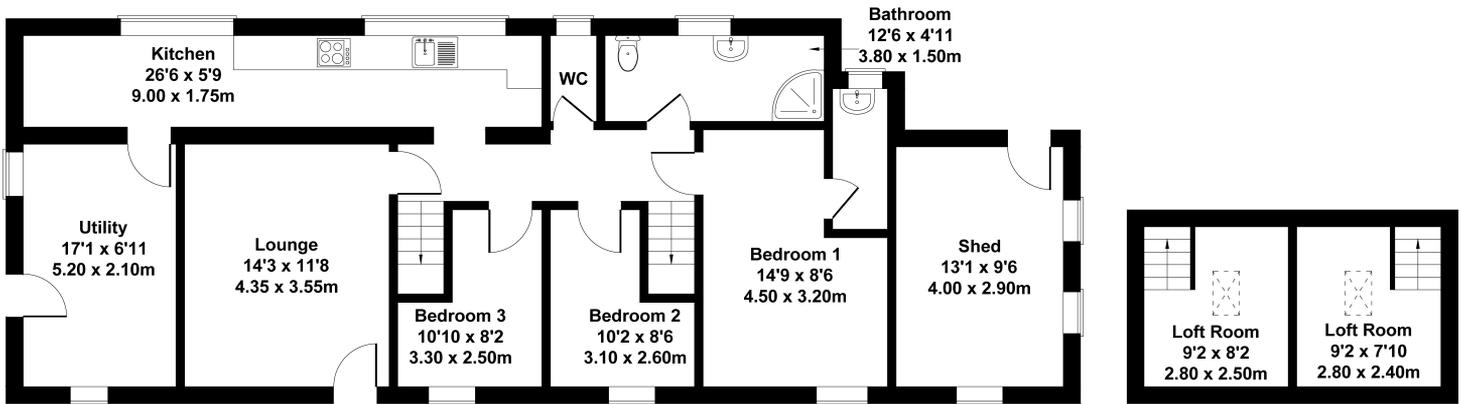


FLOORPLAN & EPC



Yr Engan

Approximate Gross Internal Area
1270 sq ft - 118 sq m



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 67 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | 19 | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Elvins Estate Agents
6 High Street, Abersoch, LL53 7DY
01758 712003
sales@elvinsstateagents.co.uk