



# Dafarn Dywarch, Rhoshirwaun, Pwllheli, Gwynedd. LL53 8HW

- TRADITIONAL WELSH COTTAGE
- 4 LOFT ROOMS
- LARGE REAR GARDEN AND GOOD PARKING ON THE FRONT
- GAS CENTRAL HEATING (BULK TANK)
- OPEN PLAN

## PROPERTY DESCRIPTION

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Dafarn Dwyrach is a delightful traditional Welsh cottage offering a wonderful blend of character and modern convenience. This inviting property boasts three well-proportioned bedrooms and two bathrooms, making it an ideal retreat for families or those seeking a tranquil coastal escape.

The ground floor of Dafarn Dwyrach features a sociable part open-plan living room, kitchen, and dining area, perfect for entertaining and everyday living. This layout creates a warm and welcoming atmosphere. There are three comfortable bedrooms on this level, including a master bedroom with a convenient ensuite bathroom. A separate family bathroom serves the remaining ground floor bedrooms.

Ascending to the first floor, a thoughtful conversion has created four versatile loft rooms, offering flexible space that could be utilized as home offices, hobby rooms, or simply for extra storage.

Externally, Dafarn Dwyrach benefits from a generous rear garden, providing ample space for outdoor relaxation, children's play, or enjoying the stunning surrounding scenery. The property also offers the practical advantage of good parking for multiple vehicles, a valuable asset in this sought-after location.

Dafarn Dwyrach presents a fantastic opportunity to acquire a traditional Welsh cottage in a beautiful setting, offering comfortable living spaces, ample parking, and a substantial garden, all within easy reach of the Llyn Peninsula's stunning coastline and attractions.

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 - C

Services - Mains water, drainage and electricity, Gas central heating (bulk 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.

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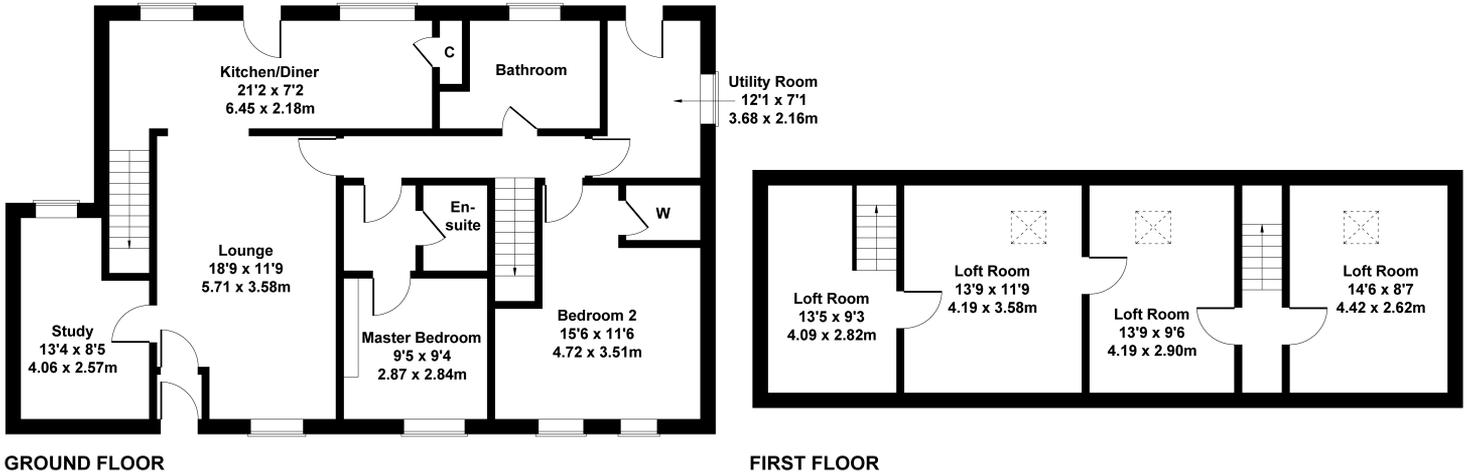


# FLOORPLAN & EPC

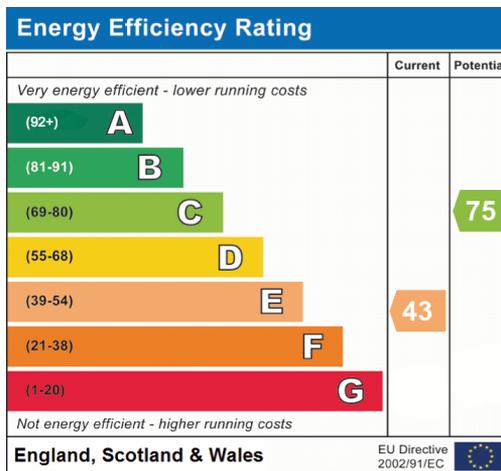


## Dafarn Dwyrach, Rhosirwaen

Approximate Gross Internal Area  
1711 sq ft - 159 sq m



Not to Scale. Produced by The Plan Portal 2025  
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