



## Siop Ganol, Llanbedrog, Pwllheli, Gwynedd. LL53 7PE

- PRIVATE OFF STREET PARKING
- CHARACTER COTTAGE
- GENEROUS GARDENS
- ORCHARD
- SOLAR PANELS AND AIR SOURCE HEAT PUMP
- ATTACHED GARAGE
- SHORT WALK TO THE BEACH



## PROPERTY DESCRIPTION

---

A traditional 3 bedroom stone built Welsh cottage in Llanbedrog, Siop Ganol offers family accommodation in the heart of the popular seaside village with generous gardens and outdoor space. This country home has maintained plenty of character whilst benefitting from an Eco 4 grant including solar panels and an airsource heatpump. The Ship pub is a stones throw from the property and Llanbedrog beach is only a 15 minute walk.

Externally, there is private and gated off road parking to the front of the property, and a single garage in an enclosed courtyard to the side. Through the courtyard we gain access to the private garden with mature borders. The garden is sectioned and offers multiple spaces for different functions. A decking area for BBQ's and entertaining, a pond and seating area, and a vegetable patch, to the rear of the property there is also a private orchard.

Internally the property holds plenty of character, with exposed beams and character fireplaces, original wooden doors downstairs. The ground floor comprises of a kitchen, downstairs shower room, utility room, living room and a separate snug. On the first floor there are 2 double bedrooms, a single room and a family bathroom.

This property is ripe for modernisation and offers plenty of space internally and externally, with excellent privacy whilst remaining close to local amenities.

Llanbedrog lies just 3 miles from the ever popular Abersoch and just 4 miles from the seaside town of Pwllheli. The seaside village has excellent amenities, and is serviced by a local SPAR supermarket, pharmacy, garage, a local renowned art gallery and several pubs and restaurants. The local village also has a primary school and lies between several bus routes. The popular Llanbedrog beach is a picturesque bay and grants access to the coastal paths over Mynydd Tir Y Cwmwd (Llanbedrog headland) and towards Pwllheli.

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, drainage and electricity. Gas fired central heating.

Location Information Pwllheli 4.2 miles . Porthmadog 17.4 miles . Bangor 33.1 miles . Chester 94.8 miles . Shrewsbury 91.9 miles . Manchester 129 miles.

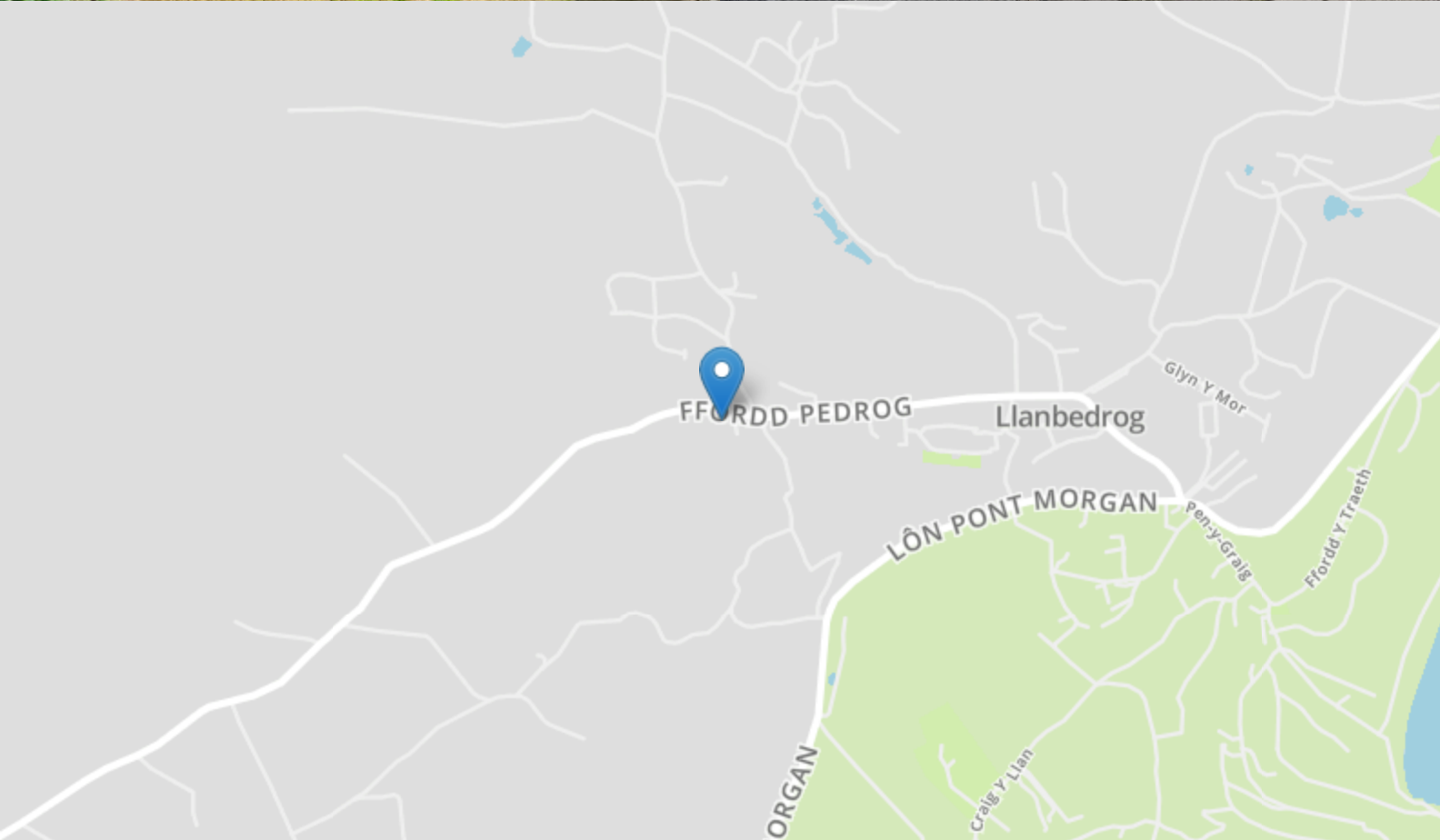
Viewing is strictly by appointment only with Elvins Estate Agents

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





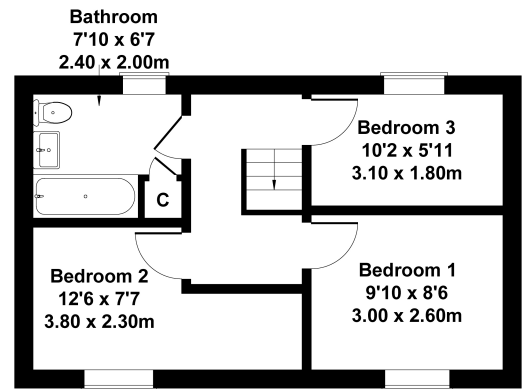
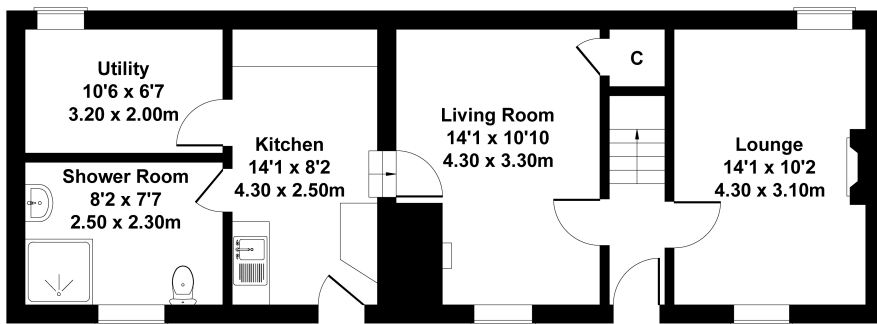


# FLOORPLAN & EPC

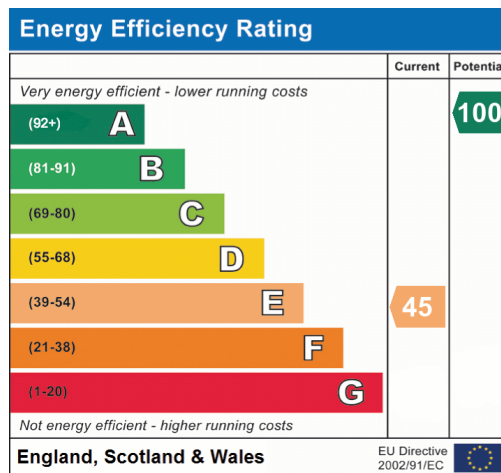


## Siop Ganol, Llanbedrog, Gwynedd. LL53 7PE

Approximate Gross Internal Area  
1012 sq ft - 94 sq m



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



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