

Pen Y Caerau, Garnfadryn, Pwllheli, Gwynedd. LL53 8TG

- STUNNING PANORAMIC VIEWS
- EXCITING RENOVATION PROJECT
- CASH BUYERS ONLY
- RURAL SETTING
- PART BUILT OUTBUILDINGS WITH GREAT POTENTIAL
- SET WITHIN 1 ACRE

PROPERTY DESCRIPTION

Nestled just under the Welsh mountain of Garnfadryn Bach on the captivating Llyn Peninsula, Pen Y Caerau presents a rare and compelling opportunity for those seeking a truly unique renovation project. This derelict Welsh cottage, set within approximately one acre of land, offers breathtaking panoramic views that stretch across the stunning rural landscape.

This property is a blank canvas, brimming with potential. While requiring complete renovation, Pen Y Caerau retains the charm and character of a traditional Welsh cottage, promising a rewarding restoration journey. The expansive grounds feature a collection of part-built outbuildings, offering further scope for development and customisation to suit your needs. A tranquility of a truly rural setting, this is an exceptional chance to create a bespoke retreat, a haven of peace and beauty.

Note: A public footpath runs across part of the property.

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 -

Services - Mains water and electricity. Septic Tank.

Location Information Pwllheli 10 miles . Porthmadog 22 miles . Bangor 34.8 miles . Chester 90.3 miles . Shrewsbury 96.5 miles . Manchester 130 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.

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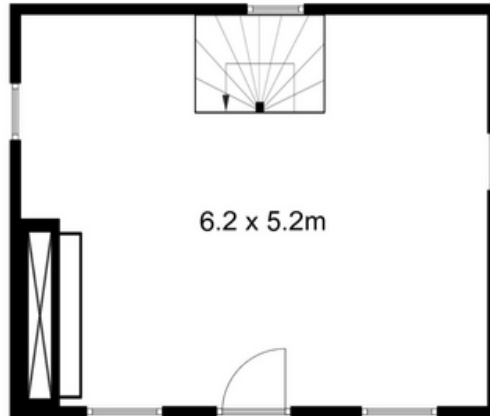




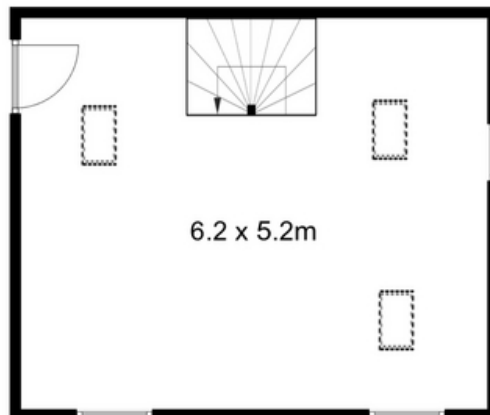
FLOORPLAN



Ground Floor



First Floor



Disclaimer: For illustrative purposes only. The position and size of doors, windows, appliances and other features are approximate.