



## 8 Dwyfor Estate, Bwlchtocyn, Pwllheli, Gwynedd. LL53 7DF

- DETACHED PROPERTY
- FRONT AND REAR GARDENS
- INVERTED LAYOUT
- EXCELLENT PARKING
- SINGLE GARAGE



## PROPERTY DESCRIPTION

---

Nestled in the picturesque coastal village of Bwlchtoctyn, North Wales, this stunning four-bedroom, two-bathroom property offers an exceptional opportunity to embrace an idyllic lifestyle. Situated on a pleasant and highly sought-after estate, the residence boasts ample parking, an attached garage, and beautifully maintained gardens to both the front and rear.

Designed for modern living, this home features an inverted layout, maximizing the breathtaking countryside views from the principal living spaces. The generous open-plan living and dining area is a true highlight, perfect for entertaining and family gatherings. Large picture windows flood the interior with natural light, creating a wonderfully bright and airy atmosphere throughout. Step out onto the balcony from the living area and savour the expansive, uninterrupted vistas of the rolling countryside.

This property seamlessly blends comfortable family living with the allure of a coastal escape, offering a unique chance to acquire a home in this desirable North Wales location.

### Tenure

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

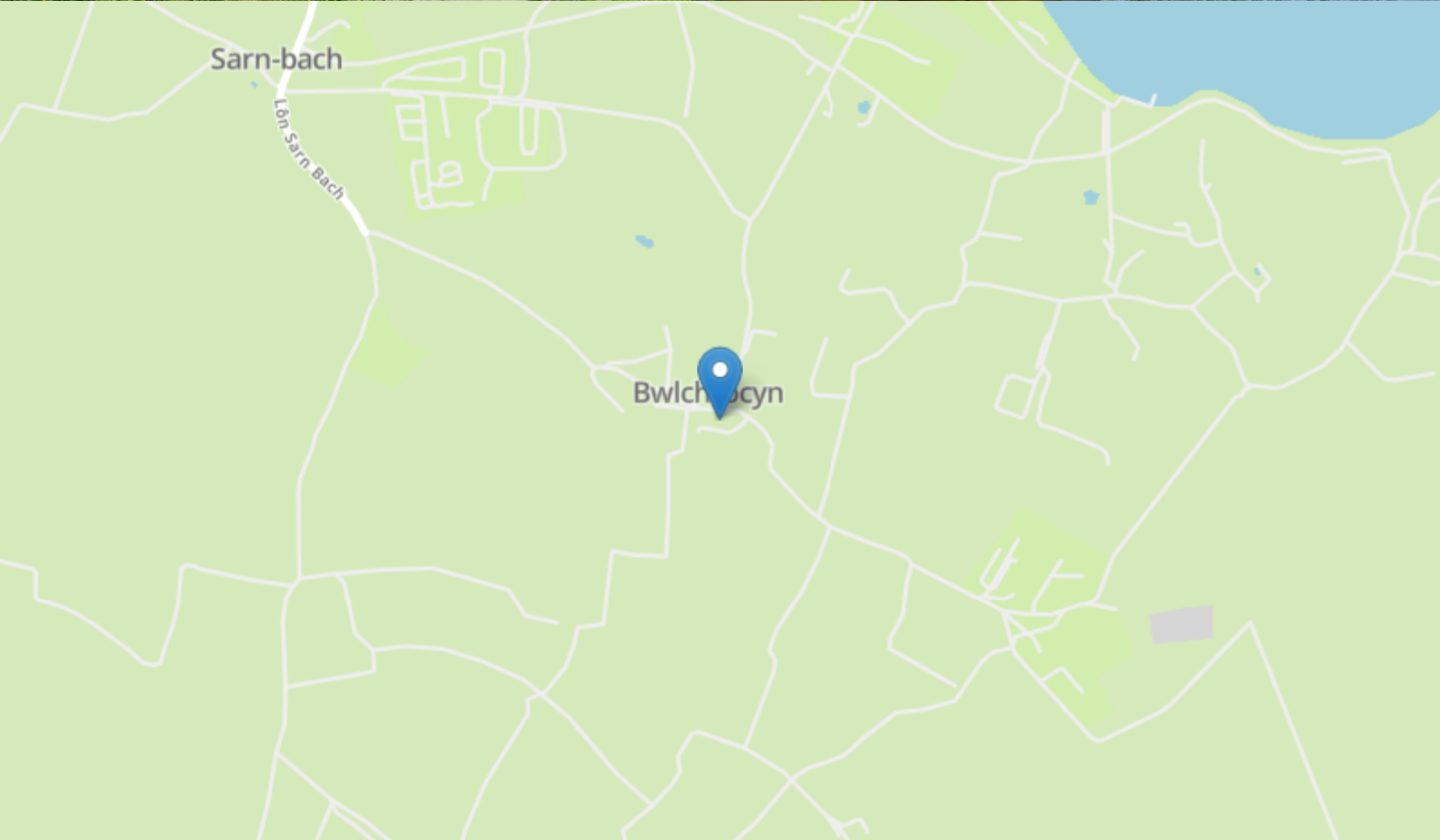
### Council Tax Band - F

Services - Mains water, drainage and electricity, Electric heating.

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.

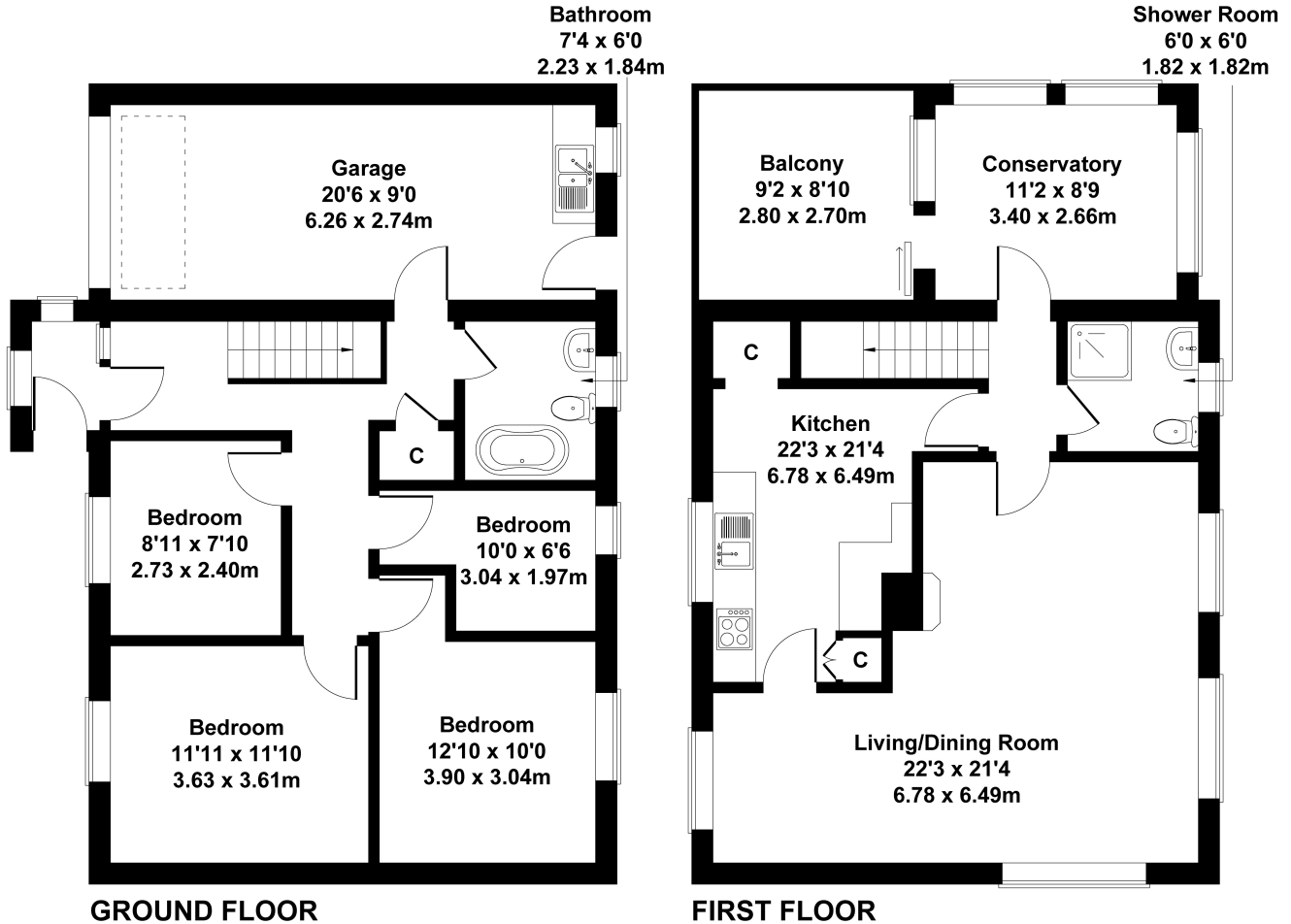
**MISREPRESENTATION DISCLAIMER:** Although our particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. They are intended as a guide only and purchasers must satisfy themselves by personal inspection. You may download, store and use 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.





## 8 Dwyfor Estate, Bwlchtocyn. LL53 7DF

Approximate Gross Internal Area  
1475 sq ft - 137 sq m



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

