



Treflys, Sarn Bach, Pwllheli, Gwynedd. LL53 7BG

- POTENTIAL TO IMPROVE
- WELSH STONE COTTAGE
- PRIVATE GARDEN
- OFF STREET PARKING
- CENTRAL HEATING
- 3 BEDROOMS

PROPERTY DESCRIPTION

A characterful cottage located in the popular village of Sarn Bach, Gwynedd. This end of terrace Welsh stone built property has great potential to be explored. The property offers comfortable family accommodation on a generous plot that benefits from private parking to the side with a generous private garden to the rear including outdoor storage.

Internally the property offers generous family accommodation with 3 bedrooms serviced by a family bathroom on the first floor, and a spacious dual aspect living room that gains excellent light, to the rear of the property is a large kitchen, perfect for entertaining with access to a rear porch area and the garden.

The property is in need of renovation, and viewing is highly recommended to view the potential.

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. Oil fired central heating

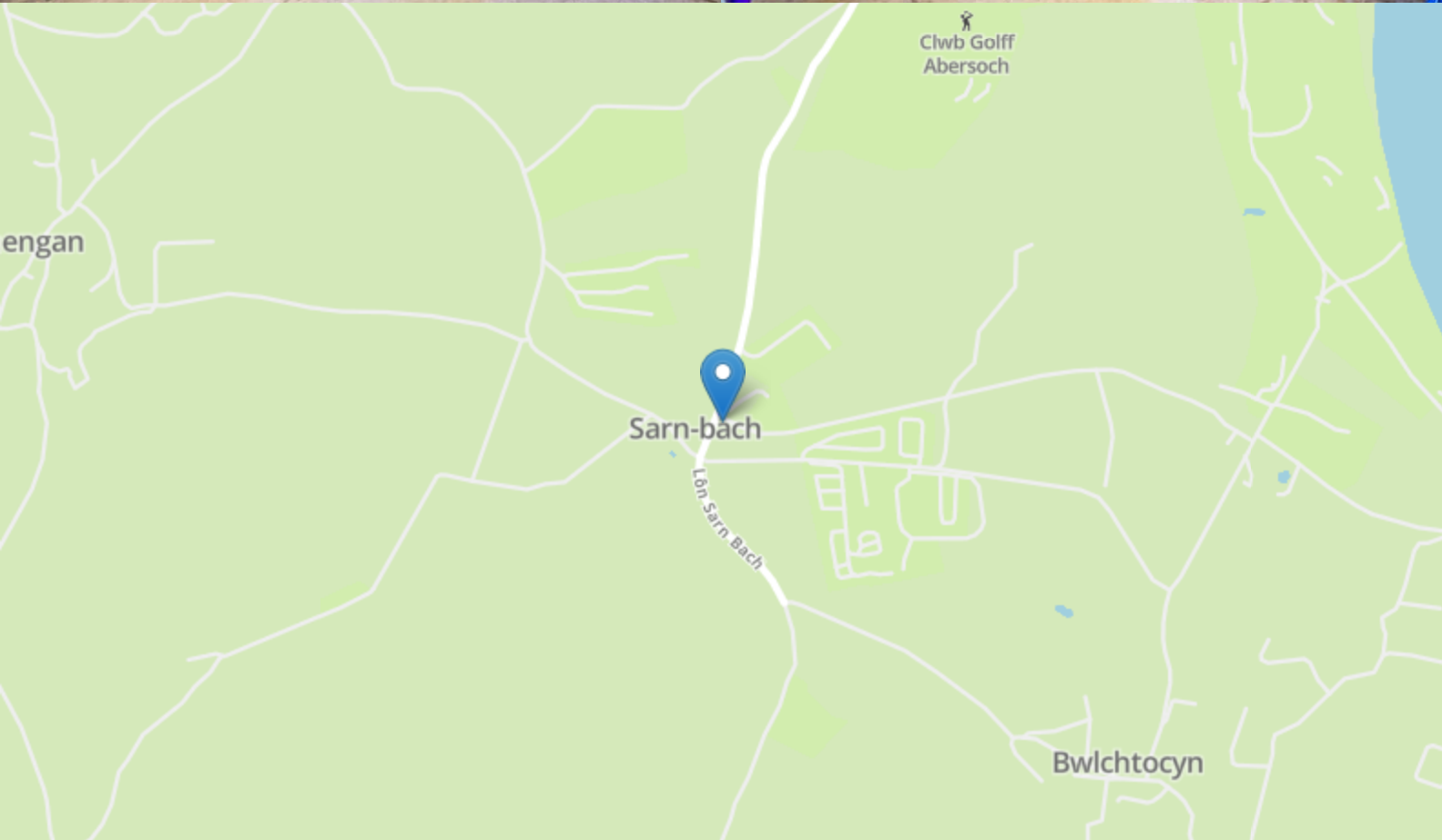
Location Information Pwllheli 4.2 miles . Porthmadog 17.4 miles . Bangor 33.1 miles . Chester 94.8 miles . Shrewsbury 91.9 miles . Manchester 129 miles.

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 any website





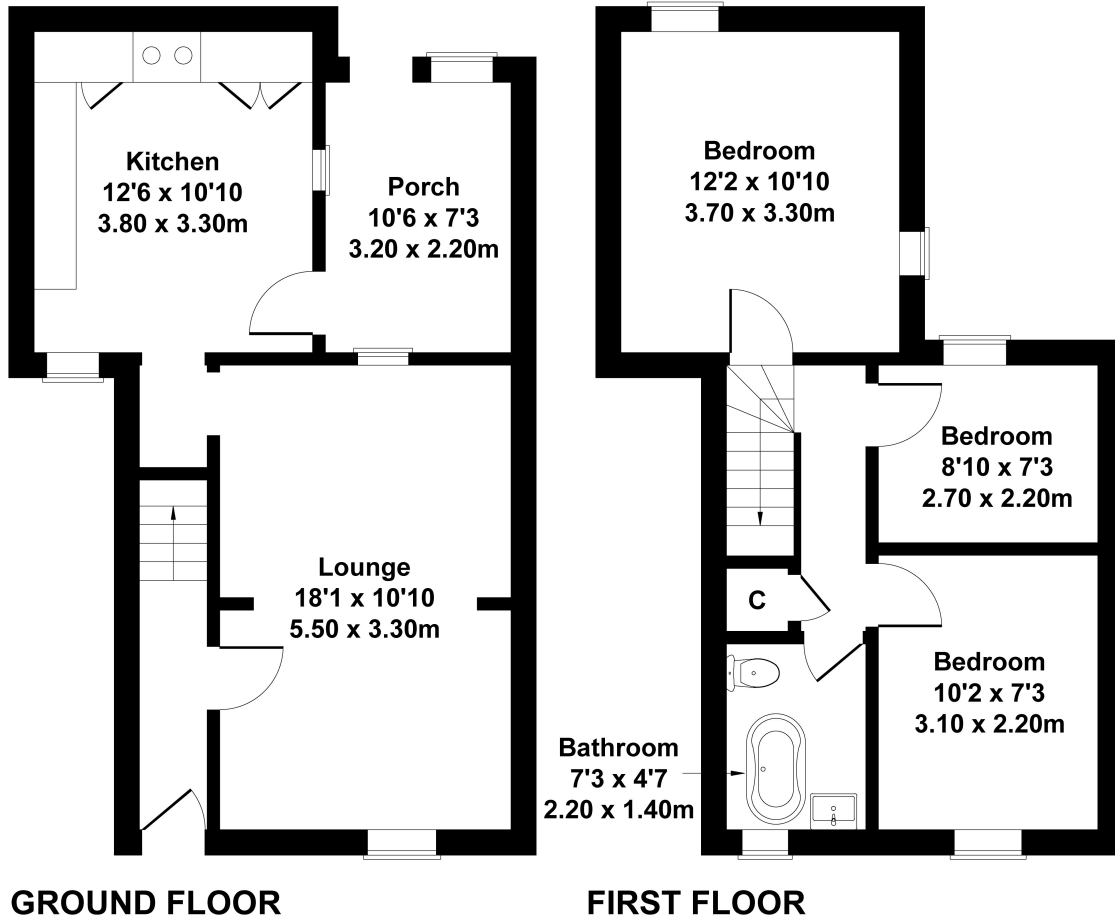
FLOORPLAN



Treflys, Sarn Bach, LL53 7BG

Approximate Gross Internal Area

883 sq ft - 82 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.