



11 Rhianfa, Tre'r Ddol, Rhydyclafdy, Pwllheli, Gwynedd. LL53 7YN

- OFF STREET PARKING
- FRONT AND BACK GARDEN
- OUTBUILDING
- COUNTRYSIDE OUTLOOK
- QUIET LOCATION
- POTENTIAL TO IMPROVE

PROPERTY DESCRIPTION

Nestled in a quiet, sought-after cul-de-sac in the picturesque village of Rhydyclafdy, this three-bedroom semi-detached property offers a perfect blend of village tranquility and incredible potential. Boasting countryside views, this home provides a serene escape while remaining just a short drive from the bustling coastal towns of the Llŷn Peninsula. The interior is well-proportioned and maintained in good condition, though it offers a fantastic opportunity for a buyer looking to add their own stamp through some cosmetic modernisation.

The ground floor features two spacious reception rooms that offer great flexibility for a formal dining area, a cozy lounge, or even a dedicated home office. A separate kitchen leads through to the rear of the property, where a highly functional store room and an additional W/C provide practical space for busy family life. Upstairs, the home comprises three bright double bedrooms and a central family bathroom.

The property sits on a notably generous plot with expansive gardens to both the front and rear, offering plenty of space for outdoor entertaining, gardening, or further landscaping. Private off-street parking is located conveniently to the front. Whether you are looking for a primary residence with room to grow or a charming retreat in North Wales, this property is a rare find in a lovely community.

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 - B

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

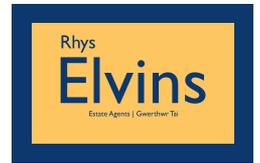
Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

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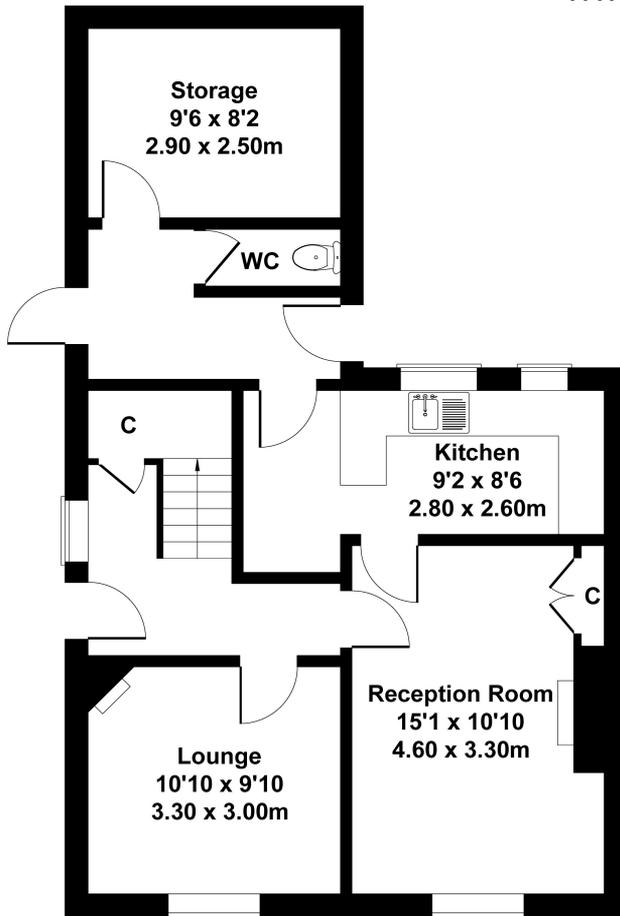


FLOORPLAN

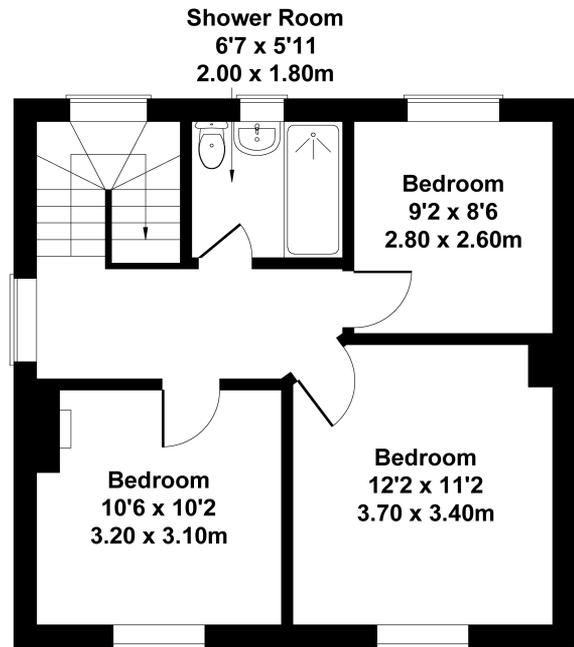


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Approximate Gross Internal Area
1141 sq ft - 106 sq m



Ground Floor



Ground Floor

Not to Scale. Produced by The Plan Portal 2026
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