



Fair Lawn, Ala Road, Pwllheli, Gwynedd. LL53 5BL

- PRIVATE PARKING
- ATTACHED GARAGE
- PRIVATE BALCONY
- CHARACTER FEATURES
- 2350 SqFt
- OPEN FIRE
- 1960'S ARCHITECT DESIGNED
- ORIGINAL PARQUET FLOORING

PROPERTY DESCRIPTION

Fair Lawn offers a character-filled family home with private balcony and countryside views. A fantastic opportunity to acquire a generous family home offering both character and great potential, perfectly situated on the peaceful outskirts of the popular seaside market town of Pwllheli, Gwynedd.

Location and Setting

Nestled on a quiet, private road, this delightful property overlooks picturesque fields and woodland, providing a tranquil retreat while remaining just moments from the town's amenities. The house benefits from a desirable south-facing aspect, ensuring bright interiors throughout the day.

Property Features

Briefly comprising of four generous double bedrooms and an office, a family bathroom and a separate w/c, a semi open plan kitchen diner and snug with a separate living room. This home is full of charm and period details. The welcoming entrance hall and spacious living room both feature beautiful parquet flooring, adding a touch of elegance. The living room is further enhanced by an open fire, creating a wonderfully cosy atmosphere for relaxing evenings.

A standout feature is the private, south-facing balcony, offering a lovely spot to enjoy the views and sunshine. This balcony is conveniently accessible from both the upper hallway and the master bedroom.

Outside, you will find private, well-maintained mature gardens to both the front and back of the property, providing excellent outdoor space for family life. Private off-street parking is available, in addition to a large garage with electricity, offering superb storage.

With its excellent proportions and charming features, this house holds great potential to become a superb and long-lasting family home.

Pwllheli and Local Amenities

Pwllheli is a vibrant and historic market town on the beautiful Llyn Peninsula. It offers a wealth of amenities, ensuring everything you need is close to hand. For shopping and dining, you'll find multiple supermarkets and a wide array of shops, including many excellent independent cafés, along with numerous restaurants, bars, and takeaways. The town also provides essential services and education, including a local nursery, primary school, and high school, a doctors' surgery, and a Post Office. Transport links are excellent, with connectivity via multiple bus routes and a train line, making the surrounding areas easily accessible.

This is more than just a house; it's a character home in a fantastic location, ready for its next chapter.

Viewings are highly recommended through Elvins Estate Agents.

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. Gas fired central heating.

Location Information - Abersoch 6.4 miles . Porthmadog 13.9 miles . Bangor 30.3 miles . Chester 90 miles . Shrewsbury 87.7 miles . Manchester 125 miles.

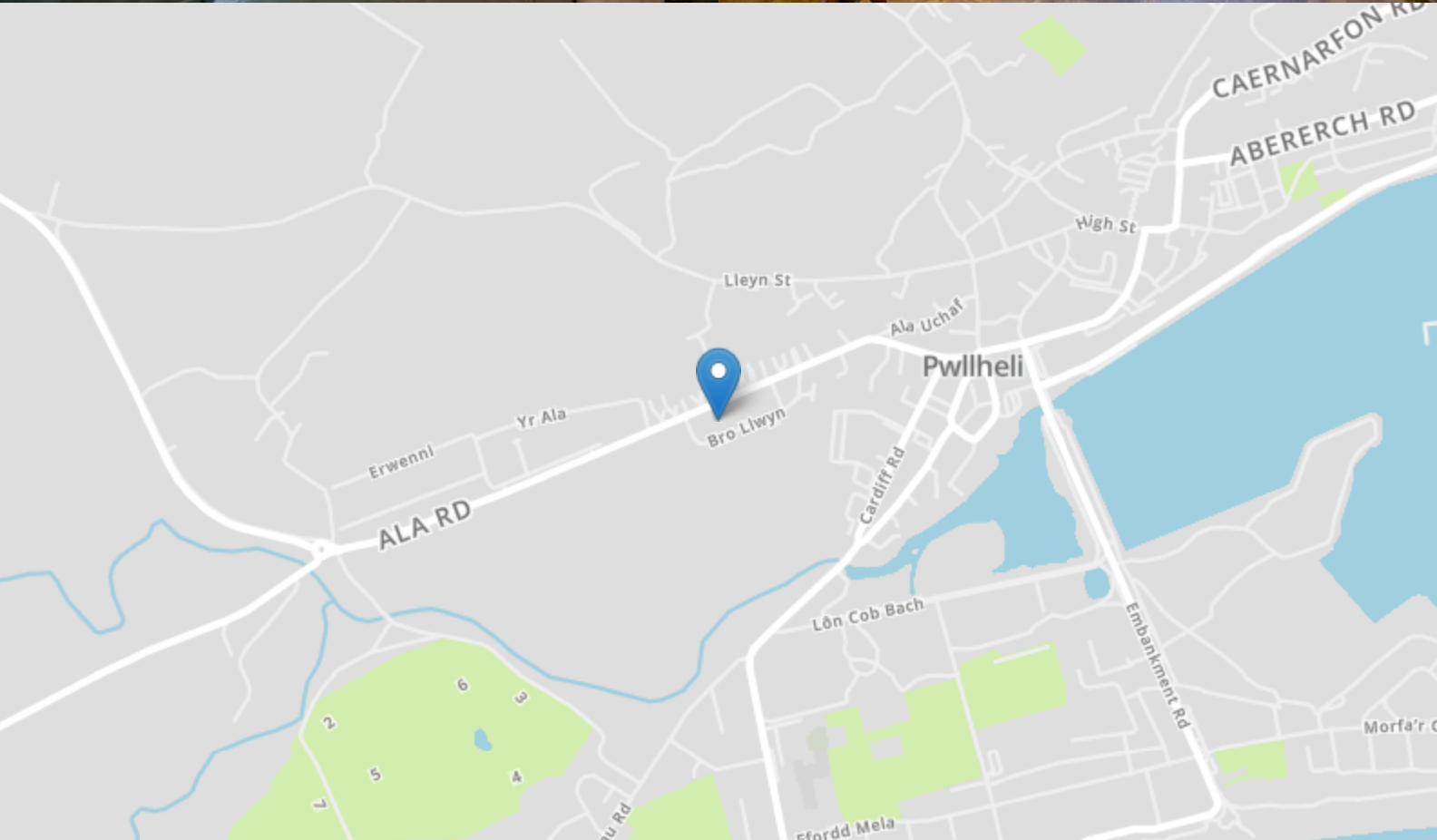
Marketing Appraisal

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.

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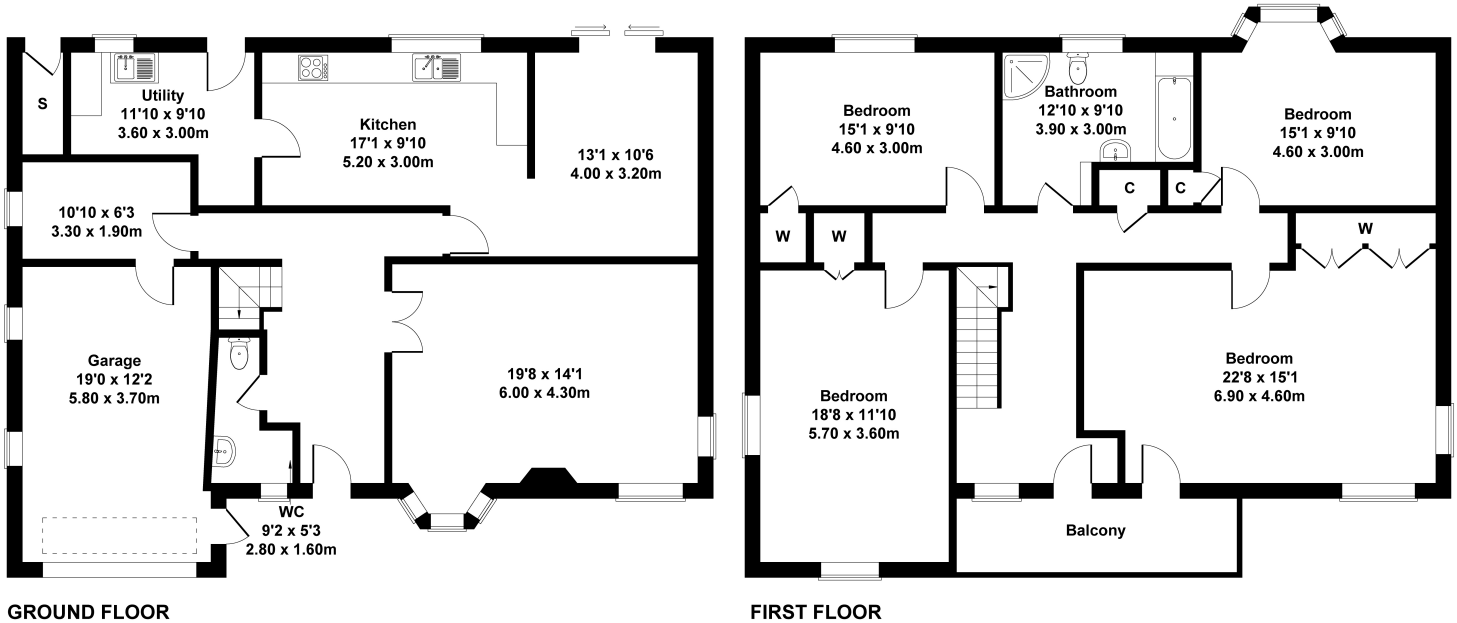


FLOORPLAN & EPC

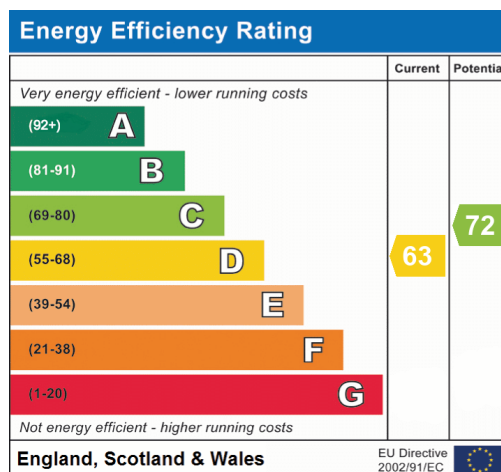


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Approximate Gross Internal Area
2551 sq ft - 237 sq m



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



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