



Llys Eifion, Llithfaen, Pwllheli, Gwynedd. LL53 6PA

- COUNTRYSIDE OUTLOOK
- END OF TERRACE
- ORIGINAL STONE FIREPLACE WITH LOG BURNER
- JULIET BALCONY WITH FAR REACHING VIEWS
- TURN KEY

PROPERTY DESCRIPTION

Experience the perfect marriage of historic Welsh charm and contemporary luxury with this immaculately presented two-bedroom cottage. Nestled in the sought-after village of Llithfaen on the Llŷn Peninsula, this property has been sympathetically renovated offering a true "turn-key" opportunity for those seeking a permanent residence or a serene holiday retreat.

Step inside to find a living space that feels both cozy and generous. The centerpiece is a magnificent original stone fireplace, now thoughtfully modernised with a log burner—perfect for crisp Welsh evenings. The separate farmhouse-style kitchen strikes a beautiful balance between traditional aesthetics and modern utility, featuring a classic Belfast sink and ample workspace for the home chef with countryside views to the rear.

The property boasts two generously proportioned double bedrooms, each finished with a light, airy touch. The Master Suite is a true showstopper, featuring a full-height Juliet balcony. Throw open the doors to breathe in the fresh mountain air and enjoy far-reaching, panoramic views across the rolling countryside toward the peaks of Snowdonia. The second bedroom offers a comfortable, versatile double space ideal for guests or family, while the Family Bathroom serves as a sleek, modern sanctuary equipped with a spacious walk-in shower and premium finishes.

Located in the picturesque village of Llithfaen, you are perfectly positioned to enjoy the rugged beauty of the northern coast of the peninsula. Whether you are hiking the nearby slopes of Yr Eifl or exploring the hidden coves of the coastline, this cottage serves as a warm and stylish base to return to.

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 and electricity, Electric heating.

Location Information Pwllheli 6.3 miles . Porthmadog 17 miles . Bangor 27.1 miles . Chester 79.6 miles . Shrewsbury 86.7 miles . Manchester 117 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.

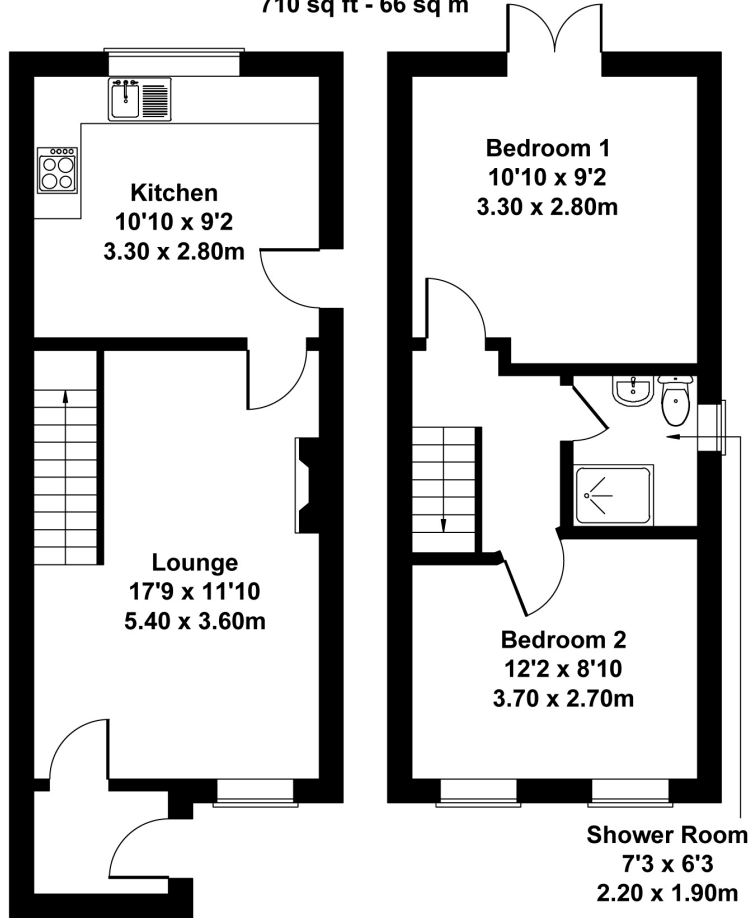
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Llys Eifion, Llithfaen

Approximate Gross Internal Area
710 sq ft - 66 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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