



Wernlas, Lon Gerddi, Edern, Pwllheli, Gwynedd. LL53 8YP

- TRADITIONAL WELSH COTTAGE
- LOG BURNERS
- MATURE GARDENS

- DOUBLE FRONTED PROPERTY
- ELECTRIC HEATING
- ATTACHED WORKSHOP

PROPERTY DESCRIPTION

Nestled in the heart of the highly desirable and picturesque coastal village of Edern on the stunning Llyn Peninsula, Wernlas is a quintessential double-fronted, semi-detached traditional Welsh stone cottage. Perfectly balancing historical charm with spacious, contemporary interiors, this property offers a rare opportunity to secure a beautiful home in one of North Wales' most sought-after locations.

First impressions are spectacular with a pretty, symmetrical stone façade. A fantastic bonus sits on the gable end of the property in the form of a dedicated workshop, which offers excellent storage or the perfect space for hobbies, crafts, and DIY enthusiasts. To the rear, the property unveils a true hidden gem. The beautifully landscaped, mature gardens are elevated to maximise the orientation, basking in plenty of sunshine throughout the day. It is a private oasis perfect for alfresco dining, entertaining, or simply soaking in the tranquil village atmosphere.

Step inside to discover a layout seamlessly designed for both cozy family evenings and entertaining guests. The heart of the home is a magnificent, expansive semi-open plan kitchen, dining, and living space that flows effortlessly towards the rear of the property, serving as a bright and airy social hub. For quieter moments, a separate second formal lounge provides a peaceful sanctuary to unwind, complete with the cozy, intimate ambiance you would expect from a traditional cottage. Positioned to the far rear for maximum practicality, a highly functional utility area and downstairs W/C offer daily convenience while providing direct access out into the sun-drenched gardens.

The traditional staircase leads to a well-proportioned first floor that maximizes both space and light. This level briefly comprises four versatile and charming bedrooms, offering ample space for family and guests alongside the flexibility to create a dedicated home office. These bedrooms are all served by a well-appointed central family bathroom.

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 - C

Services - Mains water, drainage, Electric heating.

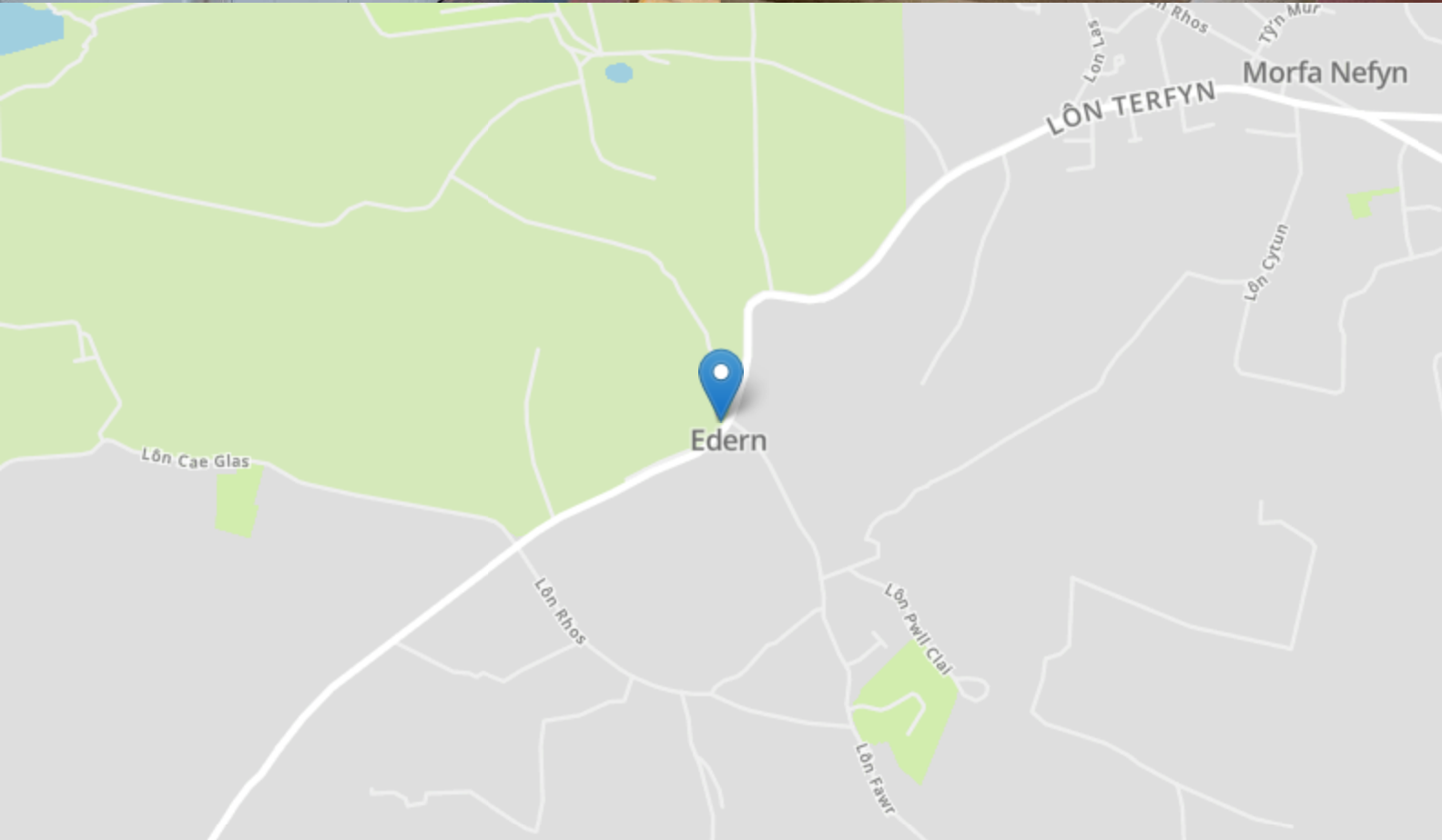
Location Information - Abersoch 6.4 miles . Porthmadog 13.9 miles . Bangor 30.3 miles . Chester 90 miles . Shrewsbury 87.7 miles . Manchester 125 miles.

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.

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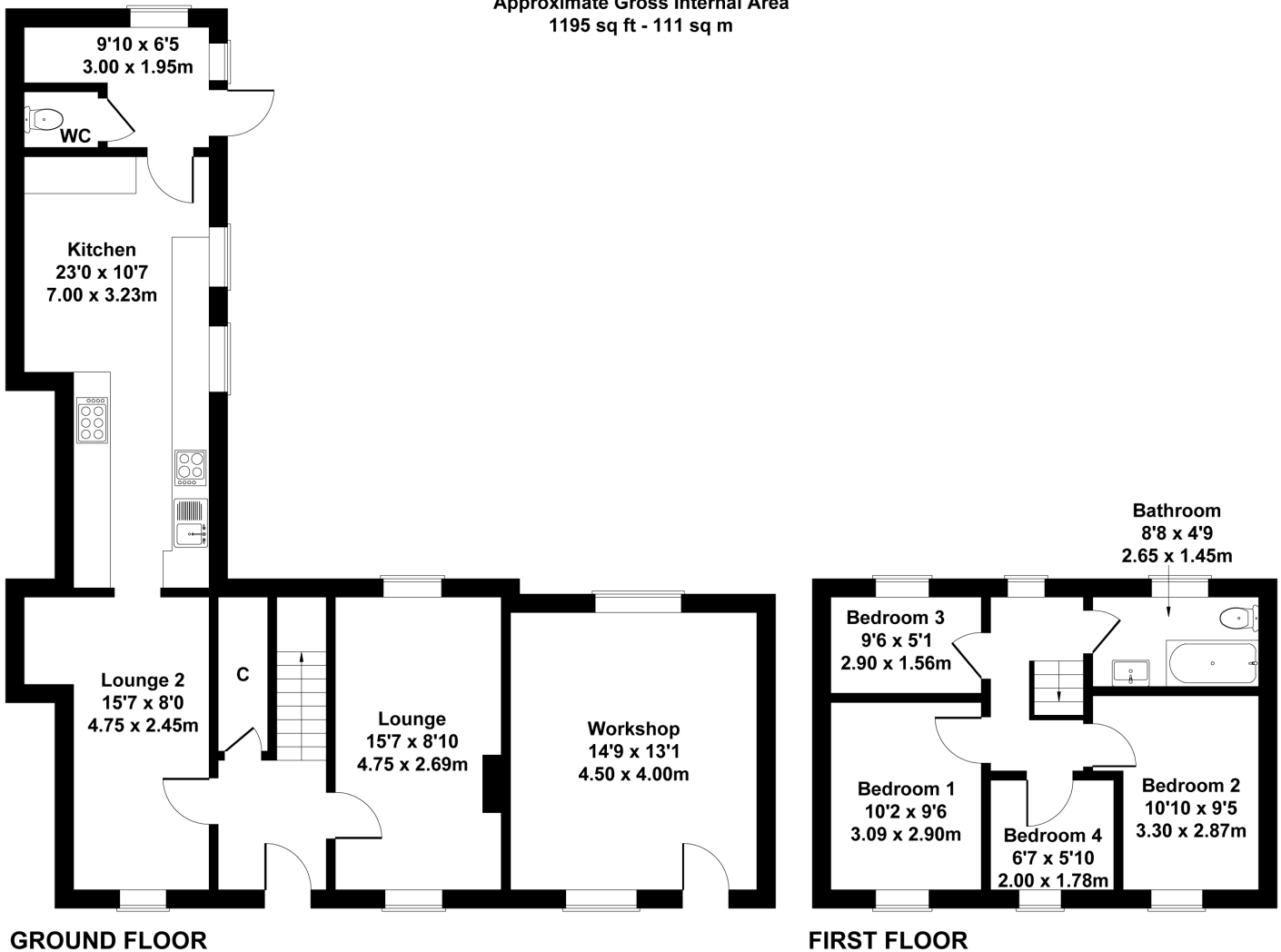


FLOORPLAN



Wernlas, Ederu

Approximate Gross Internal Area
1195 sq ft - 111 sq m



Not to Scale. Produced by The Plan Portal 2026
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