£295,000 Freehold
FOR SALE



Ty Gwyn, Ala Road, Pwllheli, Gwynedd. LL53 5BW

- CORNER PLOT
- SOUGHT AFTER LOCATION
- ELEVATED POSITION
- POTENTIAL TO IMPROVE
- MAINS GAS
- ATTACHED GARAGE

6 High Street, Abersoch, LL53 7DY

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sales@elvinsestateagents.co.uk

PROPERTY DESCRIPTION

An exciting opportunity to acquire Ty Gwyn, a detached three-bedroom bungalow occupying a generous corner plot on the highly sought-after Ala Road in Pwllheli, North Wales. Offering tremendous potential, this property is in need of modernisation and provides the perfect blank canvas for buyers, developers, or investors looking to create a tailored home or investment project in a prime coastal town location.

The interior layout features three well-proportioned bedrooms serviced by a central family bathroom, alongside a separate kitchen and a dedicated dining room and a generous family living room with an open fire. Outside, the property sits on an expansive corner plot that affords significant outdoor space, offering potential for landscaping or further extension subject to necessary planning consents. Off-road convenience is provided by a private driveway with space for two vehicles, leading to an attached single garage ideal for parking, storage, or a workshop.

Situated along Ala Road, Ty Gwyn enjoys an enviable position within easy walking distance of Pwllheli's bustling town centre. The popular coastal market town offers a diverse range of independent shops, supermarkets, traditional pubs, and popular eateries. Coastal enthusiasts will appreciate the close proximity to Pwllheli's world-class marina, local beaches, and excellent transport links, including regular bus services and the local train station.

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 - E

Services - Mains water, drainage, gas and electricity.

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.

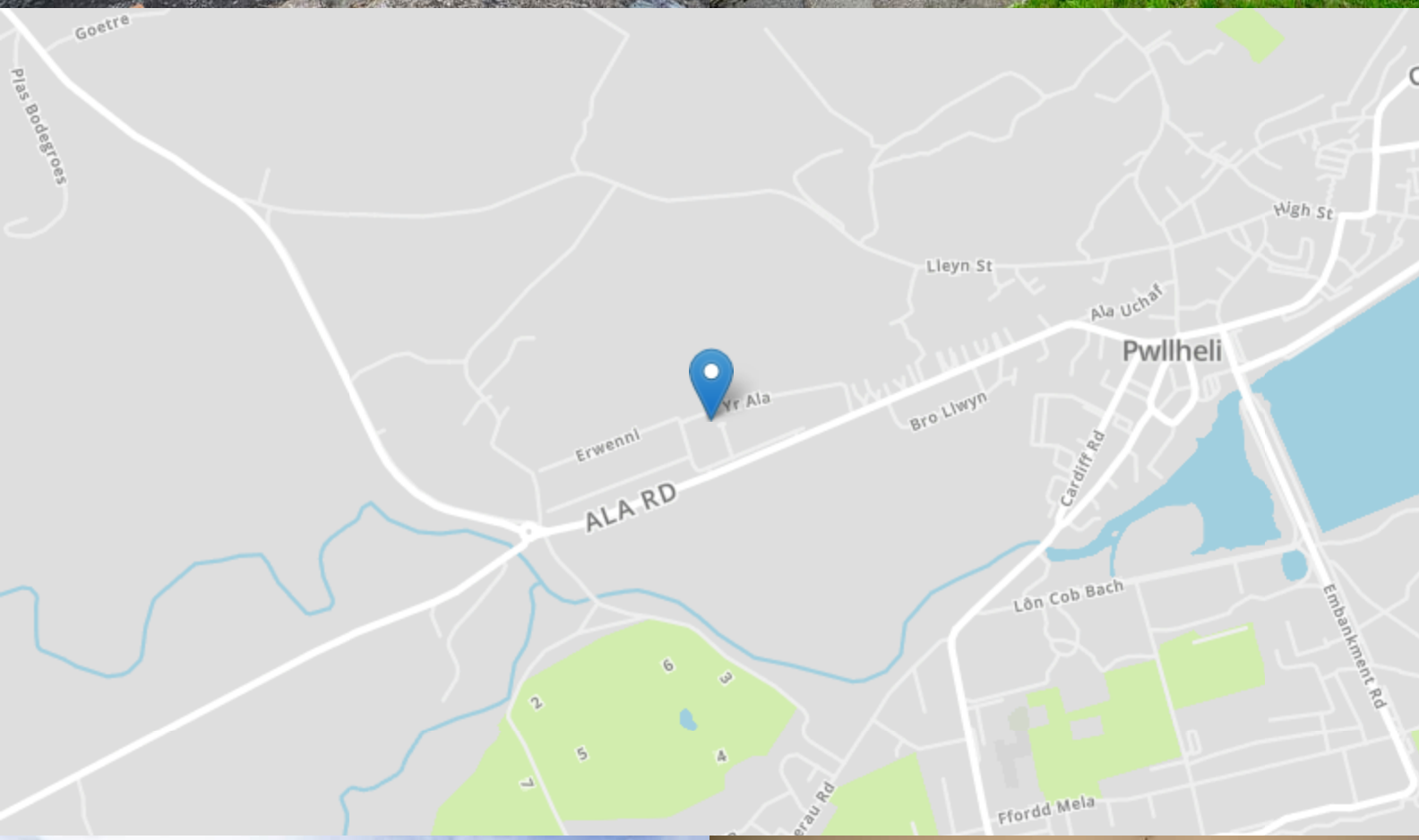
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ALA RD
Cardiff Rd
Lôn Cob Bach
Embankment Rd
Ffordd Mela

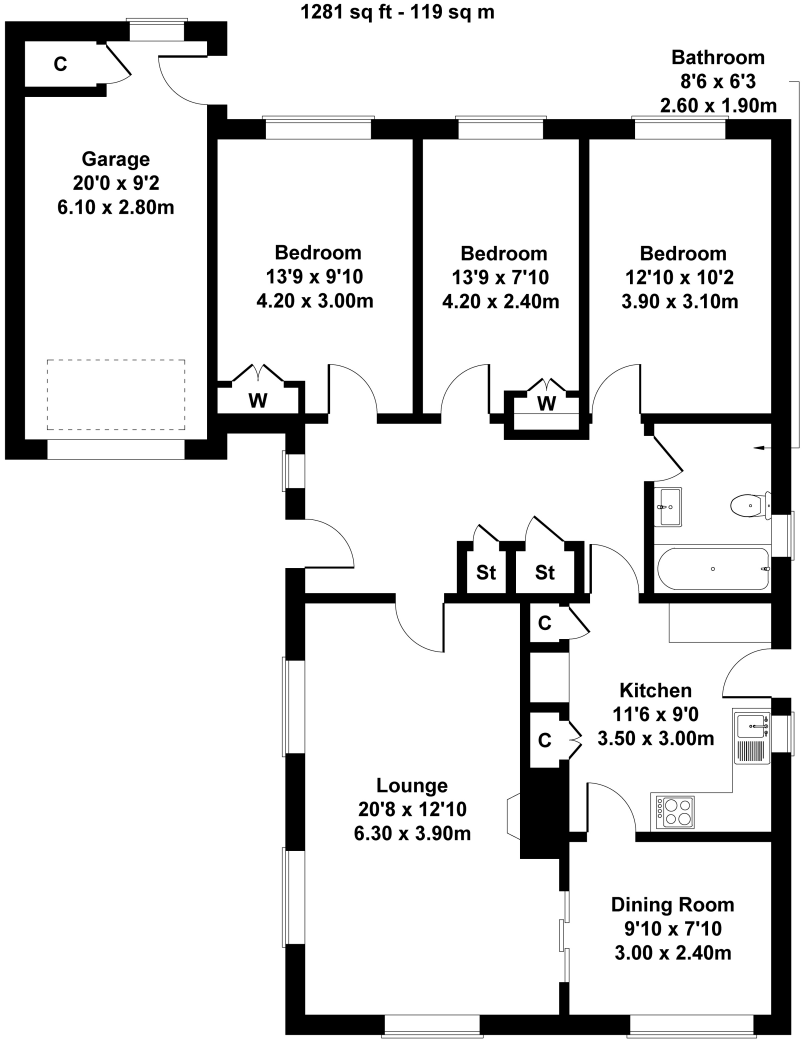




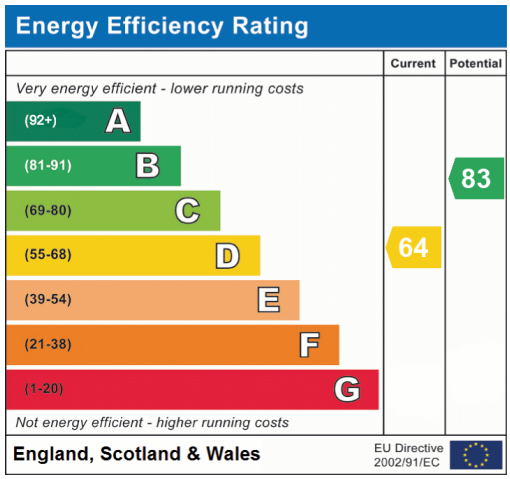
FLOORPLAN & EPC

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Approximate Gross Internal Area
1281 sq ft - 119 sq m



Not to Scale. Produced by The Plan Portal 2026
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