



Dywarch Isaf, Rhoshirwaun, Pwllheli, Gwynedd. LL53 8HW

- COMPLETE IN 2025
- NO ONWARD CHAIN
- SEMI-RURAL LOCATION
- COUNTRYSIDE OUTLOOK
- GENEROUS GARDEN
- OFF ROAD PARKING

PROPERTY DESCRIPTION

Set against the breathtaking backdrop of the glorious Llyn Peninsula countryside, Dywarch Isaf is an exceptional four-bedroom detached new build, thoughtfully completed in 2025 to the highest modern building regulations. Occupying a generous plot in a peaceful semi-rural setting near Aberdaron, this stunning home effortlessly combines contemporary comfort with coastal tranquility.

The welcoming entrance hallway is bright and spacious, providing access to the primary ground-floor living spaces and a convenient downstairs W/C. The true heart of the home is the contemporary open-plan kitchen and diner, featuring sleek, modern fittings, ample workspace, and seamless flow out to the rear garden through patio doors—ideal for indoor-outdoor entertaining. In addition, there is a separate, generously proportioned lounge offering a calm and relaxing space to unwind with views toward the surrounding countryside, as well as a practical utility room that keeps laundry and household appliances neatly tucked away.

Upstairs, all four bedrooms are well-proportioned and designed with comfort in mind. The master bedroom is a spacious retreat featuring lovely countryside views and a private, modern en-suite shower room. The three further bedrooms are perfect for family living, guest accommodation, or a convenient home office, and are all served by a stylish, contemporary family bathroom finished with high-specification fixtures and fittings.

The exterior features a substantial private driveway to the front, providing ample off-street parking for multiple vehicles. To the rear, a large, enclosed garden offers a wonderful space for outdoor activities, complete with a paved patio area immediately accessible from the kitchen/diner, making it ideal for outdoor dining while taking in the open rural views.

Situated in the quiet hamlet of Rhoshirwaun on the outskirts of the coastal village of Aberdaron, the property is perfectly positioned to enjoy the dramatic scenery, coastal paths, and renowned beaches of the western Llyn Peninsula, with local amenities, cafes, and sandy shores just a short drive away.

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 - D

Services - Mains water, septic tank, Gas and electricity.

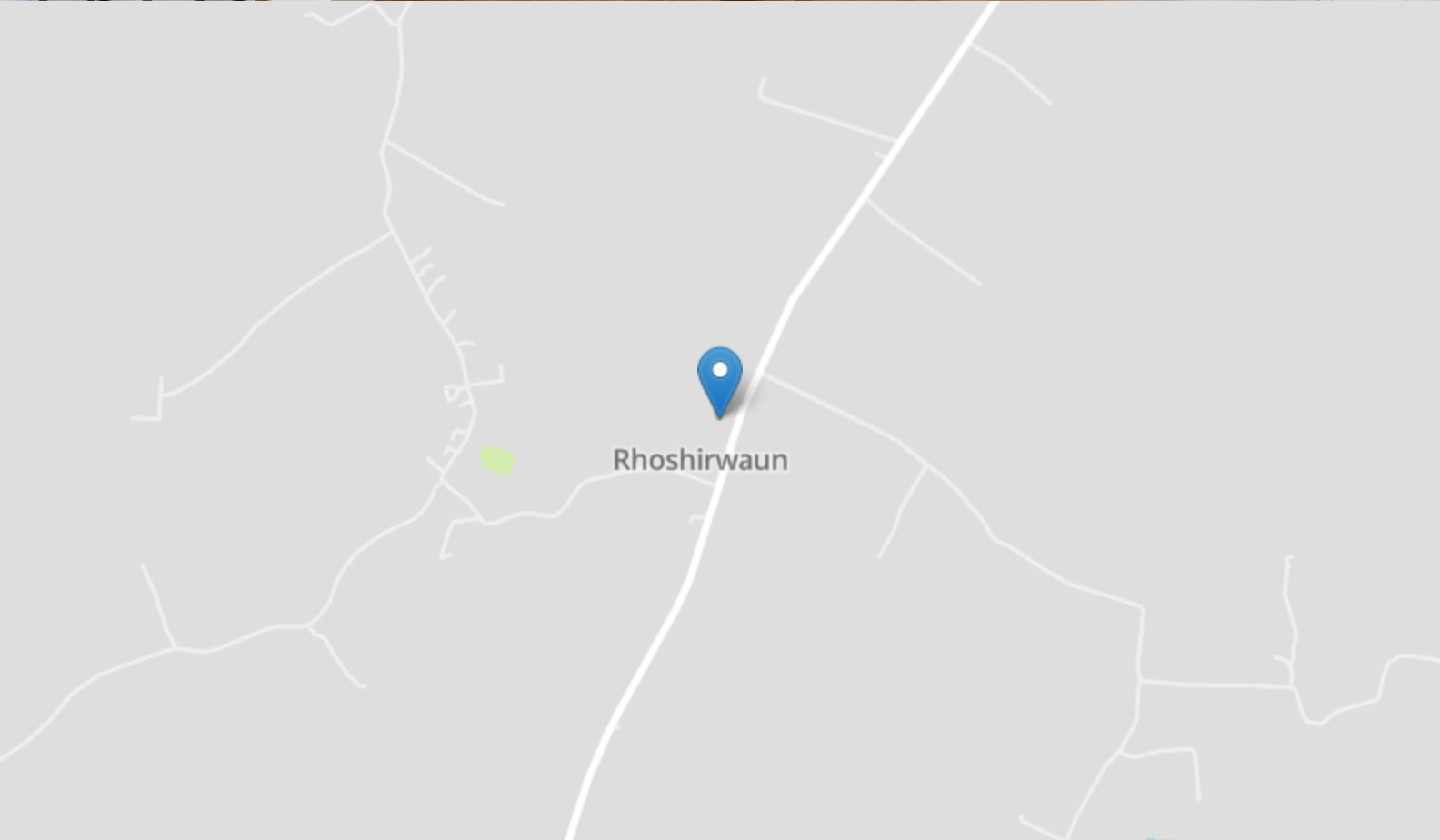
Location Information - Abersoch 6.4 miles . Porthmadog 13.9 miles . Bangor 30.3 miles . Chester 90 miles . Shrewsbury 87.7 miles . Manchester 125 miles.

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.

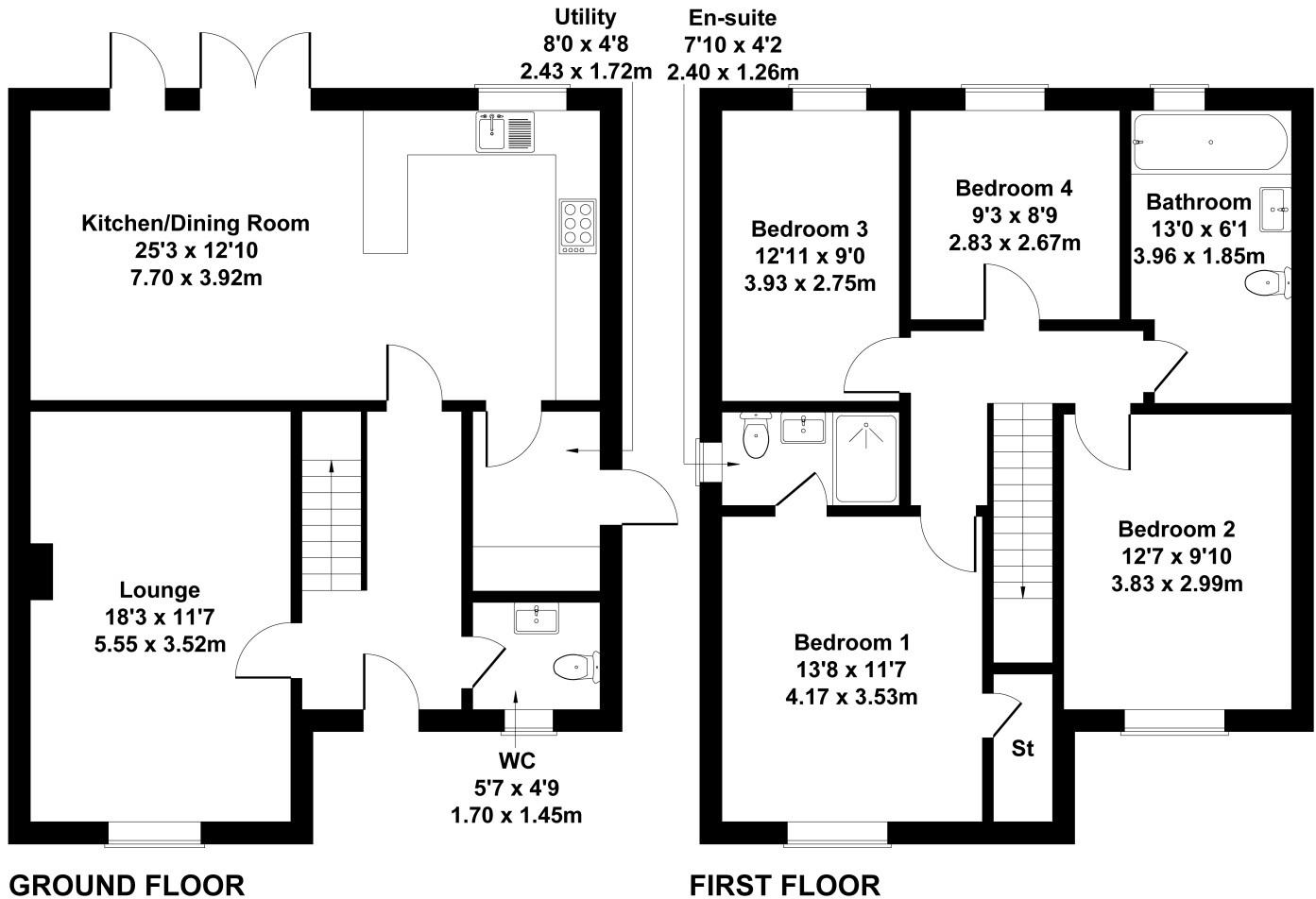
MISREPRESENTATION DISCLAIMER: Although our particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. They are intended as a guide only and purchasers must satisfy themselves by personal inspection. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.





Dwyrach Isaf, Rhoshirwaen

Approximate Gross Internal Area
1475 sq ft - 137 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Elvins Estate Agents
6 High Street, Abersoch, LL53 7DY
01758 712003
sales@elvinsestateagents.co.uk