

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

3 Bedroom Detached Property set in 5.45 acres of Land  
Cil Llidiart, Dinas  
Pwllheli, LL53 8TA

Indicative Boundary

**REDUCED** • £475,000

[www.lwhproperty.com](http://www.lwhproperty.com)





## Cil Llidiart, Dinas, LL53 8TA

3-bedroom detached house set in 5.45 acres of land, situated on the outskirts of Dinas in the Heart of the Llyn Peninsula. The property benefits from an elevated position with far-reaching views towards Garn Fadryn and surrounding countryside.

Eiddo 3 llofft mewn 5.45 erw o dir yng Nghanol Penrhyn Llyn. Mae'r eiddo wedi'i amgylchynu gan dir amaethyddol gyda golygfeydd di-dor tuag at ardal Garnfadryn ag ymhellach.

The property is nestled amongst mature trees and gardens situated centrally within the block of land. The living accommodation has been extended over the years and represents an exciting refurbishment project with tremendous potential.

Various outbuildings have been constructed around the property, the garden was originally divided into various zones including a vegetable patch, woodland, and hard-standing areas. The property is Accessed off the public highway which serves only a handful of properties, with separate access to the land.

The property was historically two semi-detached dwellings incorporated as one. The property comprises two reception rooms with two large bedrooms above, a two-storey rear extension houses the kitchen diner with the third bedroom and bathroom above.





The original house is constructed of stone and brick, rendered under a slate roof covering. UPVC double-glazed windows and doors. UPVC conservatory off the second reception room.

### The Land

Amounting to 5.45 acres, the land is down to pasture and is suited to both forage production and the grazing of livestock. The land has recently been fenced with 6ft tall shockproof fencing. The land can be accessed off the public highway or via the driveway to the main house.

### Directions

From Dinas head west towards Bryn Mawr and Sarn Mellteyrn for 1 mile, turning right toward Tudweiliog before taking the 1st left. The property is located on the right hand side in 100 yards.

### Notices

Easements, Wayleaves, and Rights of Way: The property is sold subject to all existing easements, wayleaves, and public and private rights of ways whether specified or not in these sales particulars.

**Viewing:** Please contact the office to book your viewing.

**Method of Sale:** Private Treaty.

**Lloyd Williams & Hughes** and their clients give notice that:- They do not have the authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Council Tax Band: E  
EPC: E

## Cil Llidiart Dinas LL538TA

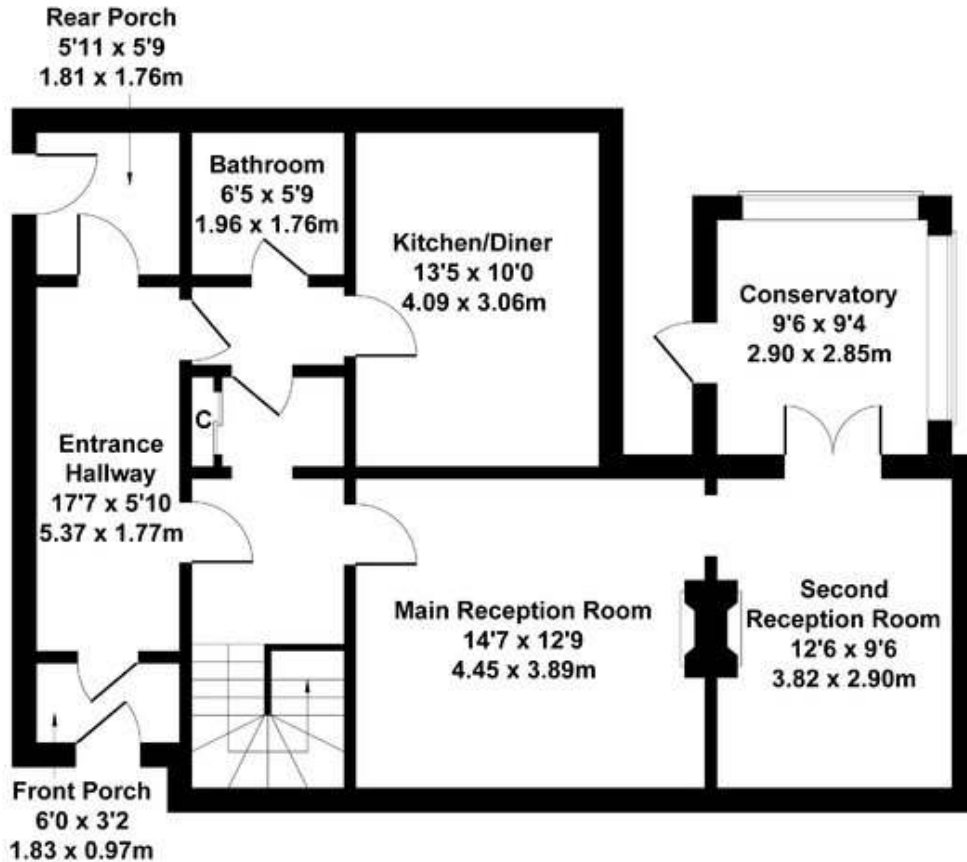
Approximate Gross Internal Area  
1421 sq ft - 132 sq m

### Ground Floor Accommodation:

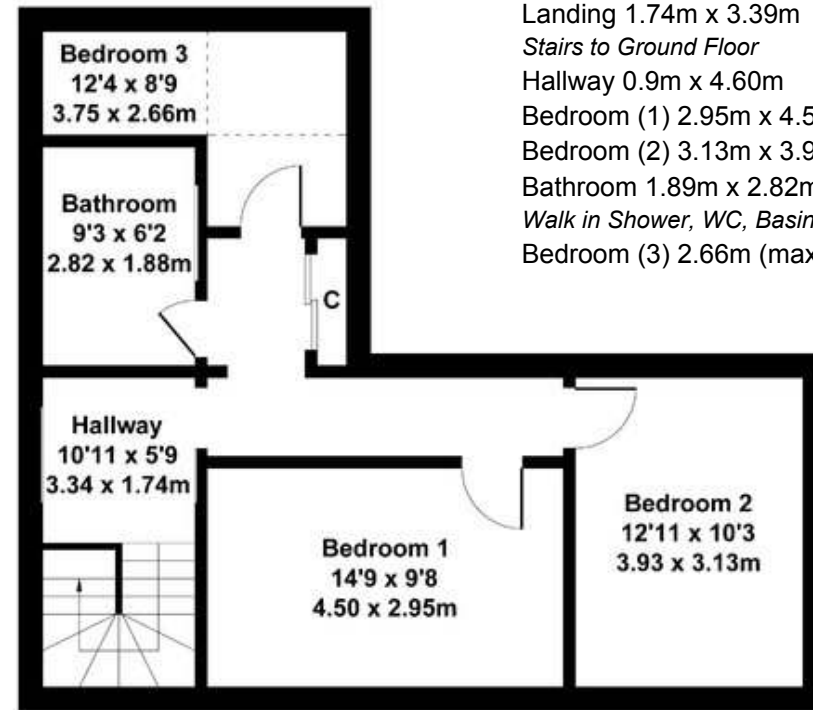
Entrance Porch 0.97m x 1.83m  
Entrance Hallway 1.77m x 5.37m  
Hallway 1.74m x 3.39m  
*Stairs to 1st Floor*  
Main Reception Room 3.89m x 4.45m  
*Feature Fireplace*  
Second Reception Room 2.90m x 3.82m  
*Feature Fireplace, Patio Doors to:*  
Conservatory 2.90m x 2.90m

### First Floor Accommodation:

Landing 1.74m x 3.39m  
*Stairs to Ground Floor*  
Hallway 0.9m x 4.60m  
Bedroom (1) 2.95m x 4.50m  
Bedroom (2) 3.13m x 3.93m  
Bathroom 1.89m x 2.82m  
*Walk in Shower, WC, Basin and Bidet*  
Bedroom (3) 2.66m (max) x 3.63m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.