



Llys Alwen, Llanfwrog, LL15 2LL – £400,000

Tenure: Freehold | EPC: F31 | Council Tax: E

A beautifully modernised, traditional three bedroom detached family home. As you step inside, you're greeted by a spacious reception hall. The cosy lounge is perfect for relaxing evenings, featuring a charming bay window and a log burner that adds a touch of rustic comfort. The heart of the home is the open plan kitchen and dining room, thoughtfully refurbished to blend style and practicality. A conveniently located utility room and a bright sunroom add further flexibility to the living space. Upstairs, the master bedroom is complete with its own bay window and a modern en-suite shower room. Two further well proportioned bedrooms accompanied with a luxury family bathroom. There's also a versatile loft room. The house is accessed via a private no-through drive and sits within mature, partially wooded grounds that provide a tranquil backdrop to daily life. The property boasts a decked balcony to enjoy the countryside views. With ample parking, a useful shed and outbuilding for storage or projects, this home combines traditional charm with modern touches in a truly special setting.



Accuracy, All Dimensions, Areas And Layouts Are Approximate And May Vary Slightly From The Finished Property. The Plan Is Not To Scale And Should Not Be Used For Any Purpose Requiring Precise Measurements. Purchasers And Tenants Should



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