



Glyn Rhosyn, Penrhos, Pwllheli, Gwynedd. LL53 7TB

- 1900 SQFT
- FAR REACHING SEA AND COUNTRYSIDE VIEWS
- SOUGHT AFTER LOCATION
- END OF CUL-DE-SAC
- DETACHED
- LANDSCAPED GARDEN

PROPERTY DESCRIPTION

A rare opportunity to acquire a truly substantial, detached family home spanning approximately 1,900 square feet, occupying a prime position with stunning sea and countryside views. This property offers the ultimate in flexible and spacious living, perfect for a growing family or those seeking a luxurious coastal retreat.

Thoughtfully Designed Interiors

The impressive accommodation features four genuine double bedrooms, including a magnificent master suite complete with a private en-suite bathroom. Two further well-appointed bathrooms serve the remaining rooms. The ground floor offers an exceptional arrangement of reception areas, including a comfortable lounge, a separate living room, a generous well-equipped kitchen, and a beautiful sun room specifically designed to capture those uninterrupted, panoramic views.

Further enhancing the home's versatility is a dedicated office/study immediately accessible from the generous entrance hall—ideal for remote working. A truly unique feature is the potential annexe located at the rear of the property, a versatile space that could easily function as a separate entertaining room or a private fourth bedroom, offering excellent flexibility for guests or multi-generational living.

Exceptional Outdoor Space

The exterior is just as remarkable as the interior. To the front, you will find an attached garage and excellent parking available on the driveway. The beautifully landscaped rear gardens have been expertly sectioned into highly usable spaces, providing a wonderful setting for outdoor enjoyment. These tiered areas include attractive lawned areas, a sunny patio positioned perfectly off the sun room, and a lovely decking area—all positioned to maximise the captivating outlook. From the garden, you can enjoy magnificent views that sweep over the green fairways of Pwllheli Golf Course and the glistening sea.

This home combines generous internal space with an enviable coastal setting, making it a must-see property for anyone looking for the very best in seaside living.

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 - F

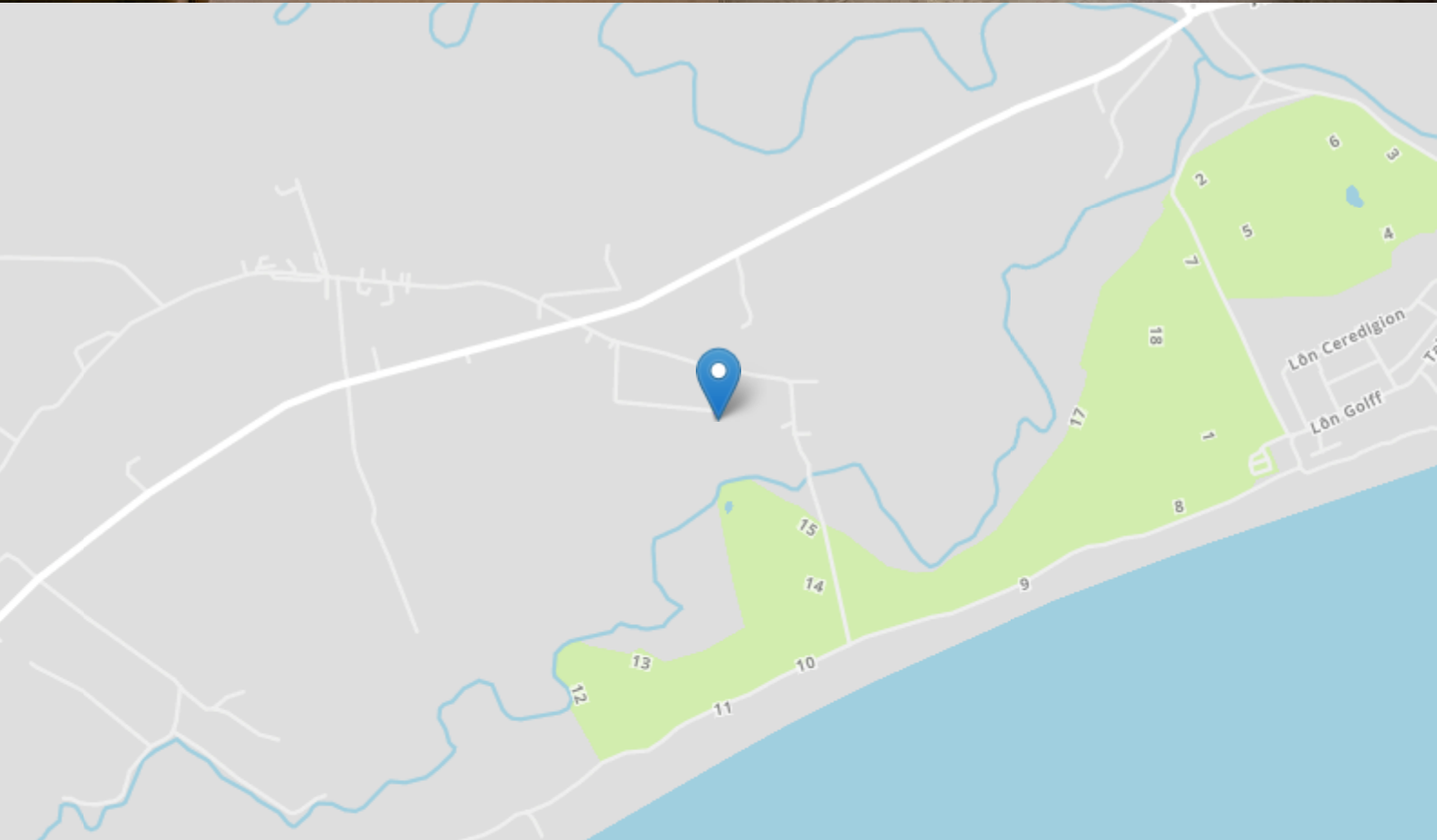
Services - Mains water and electricity, septic tank. Oil fired central heating.

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.



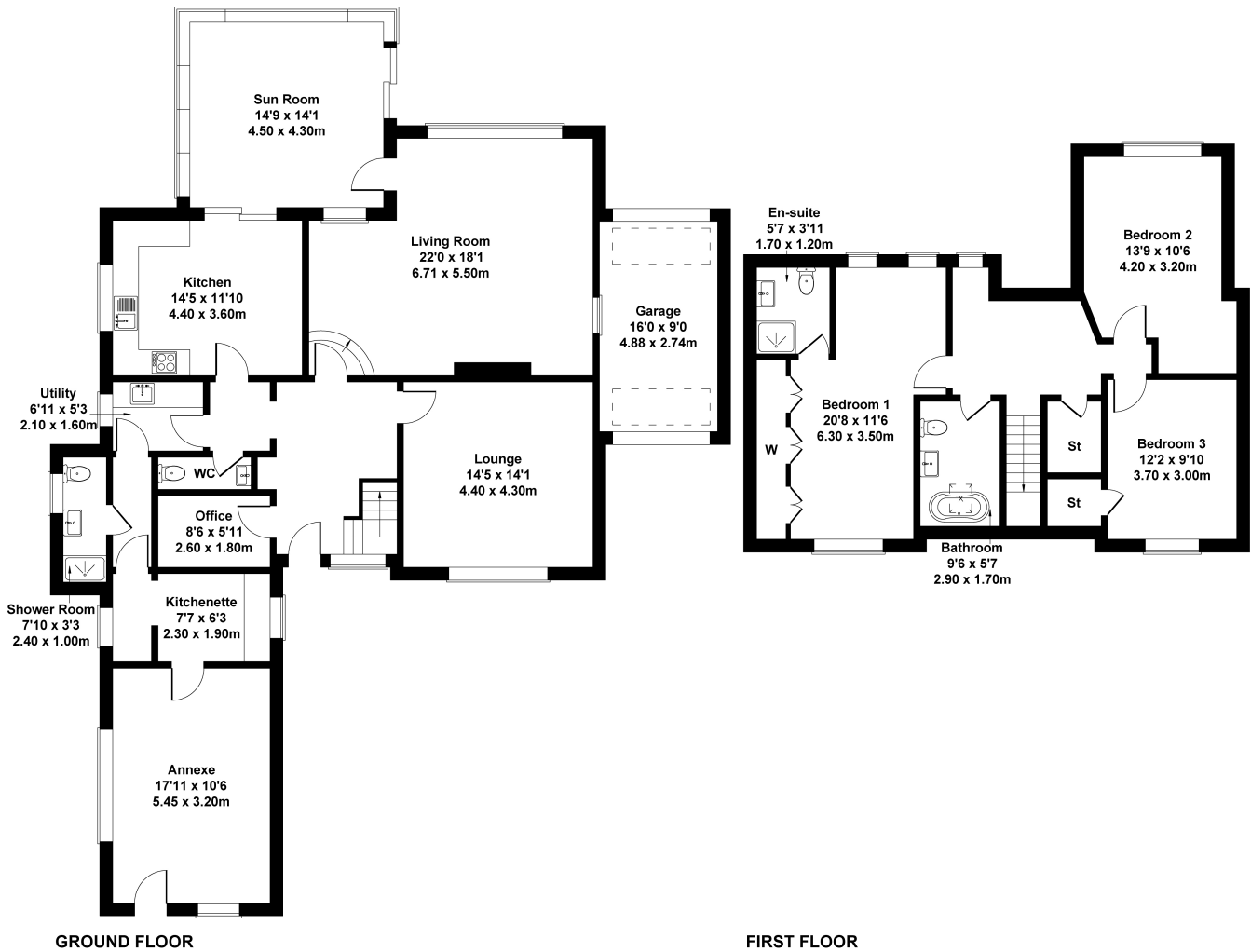


FLOORPLAN & EPC

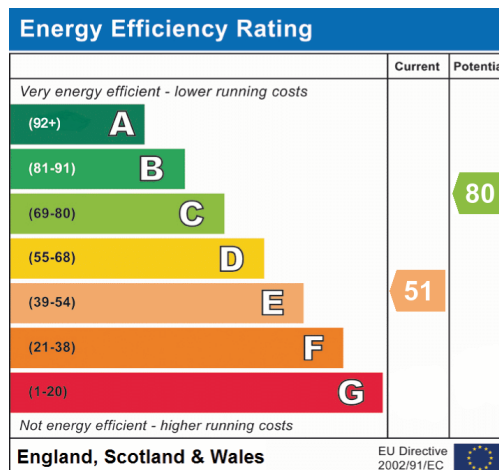


Glyn Rhosyn, Penrhos. LL53 7TB

Approximate Gross Internal Area
2583 sq ft - 240 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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