



Tyn Yr Ardd, Mynytho, Pwllheli, Gwynedd. LL53 7RR

- STUNNING PANORAMIC SEA VIEWS
- BEAUTIFUL MATURE GARDENS
- 2.5 ACRES INCLUDED
- LOCATED JUST OFF A QUIET 'NO THROUGH' ROAD
- OPEN PLAN LIVING ROOM ON THE FIRST FLOOR WITH BALCONY AND VIEWS
- DOUBLE GARAGE WITH ELECTRIC DOOR

PROPERTY DESCRIPTION

Perched in a scenic elevated position in the charming village of Mynytho, Tyn Yr Ardd is a fabulous, detached home with breathtaking, panoramic views. The property is set within approximately 2.5 acres, offering a unique blend of countryside tranquility and coastal beauty.

This stunning home features three bedrooms and two bathrooms. The main living space is thoughtfully designed on the first floor to maximize the spectacular scenery. An open-plan living room with a balcony provides the perfect spot to soak in the sweeping sea views over the open countryside.

On the ground floor, you'll find a spacious kitchen, a dining area/sitting room, and a full bathroom. The layout is perfect for flexible family living, with the master bedroom located on the ground floor, complete with an ensuite shower room. The two additional bedrooms are situated on the first floor, both offering stunning views.

Outside, the property is just as impressive. In addition to the expansive land, there's a double garage and a car port, providing ample space for vehicles. The mature gardens are a true highlight, featuring a tranquil pond and direct access to the fields behind the house, perfect for outdoor pursuits. Tyn Yr Ardd is more than just a home; it's a lifestyle, offering a peaceful retreat with unparalleled views and exceptional outdoor space.

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 and electricity. Septic tank. Oil fired central heating.

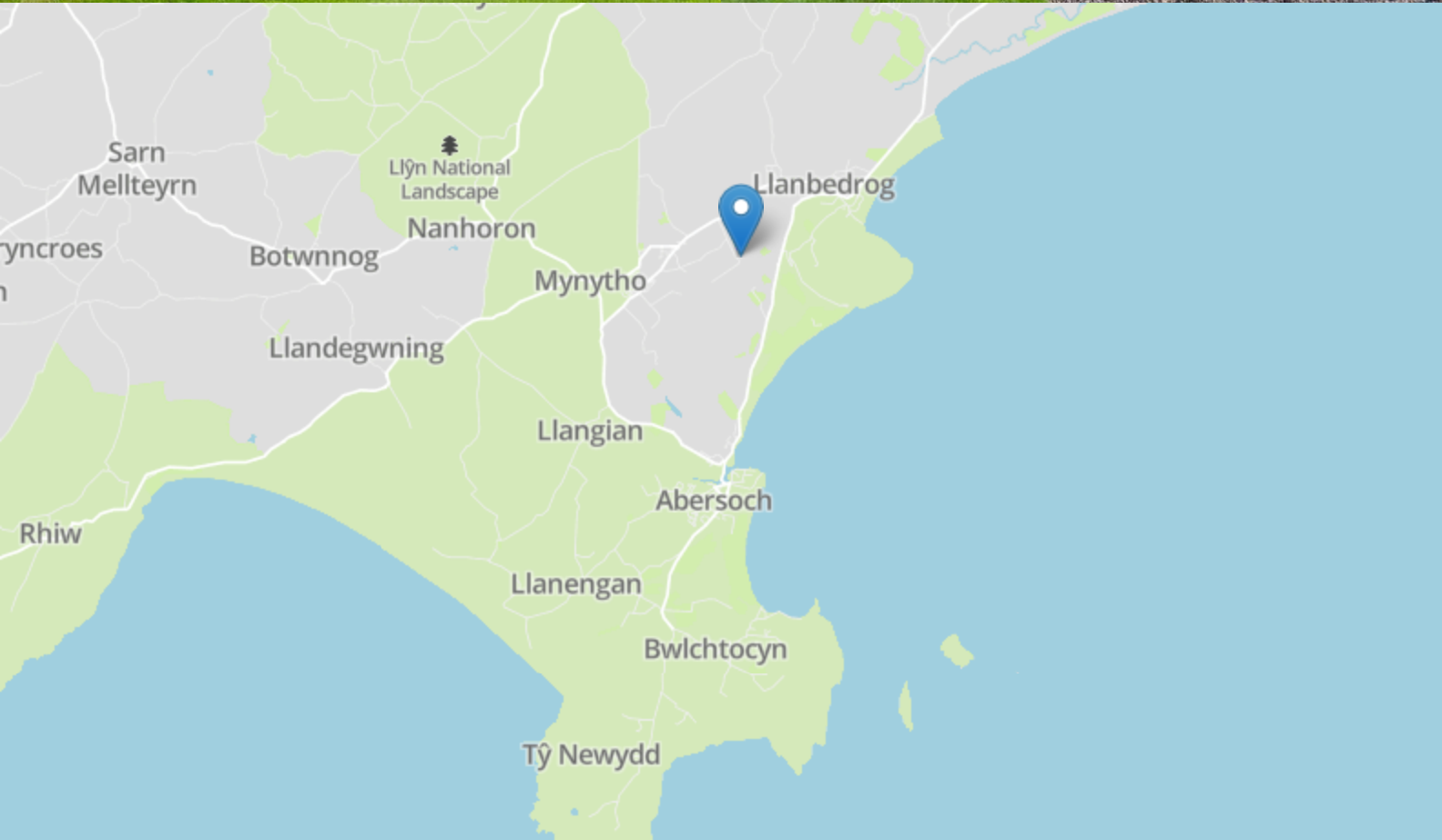
Location Information Pwllheli 5.5 miles . Porthmadog 18.8 miles . Bangor 35.2 miles . Chester 96.2 miles . Shrewsbury 93.2 miles . Manchester 131 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents

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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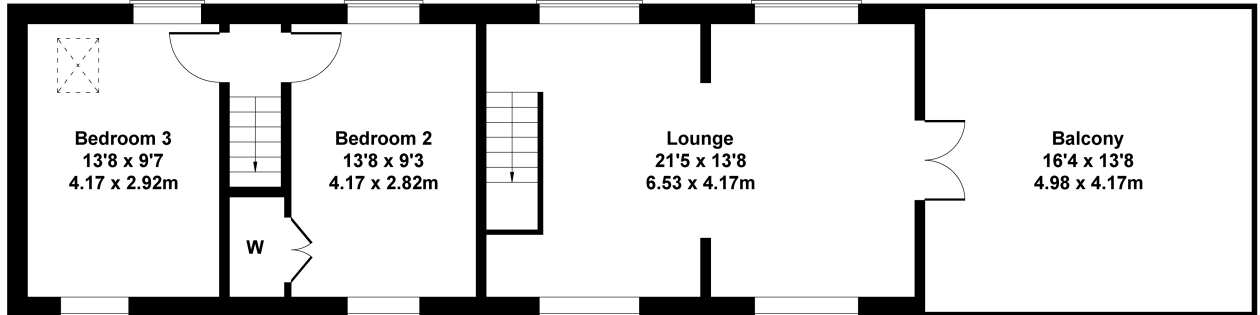


FLOORPLAN & EPC

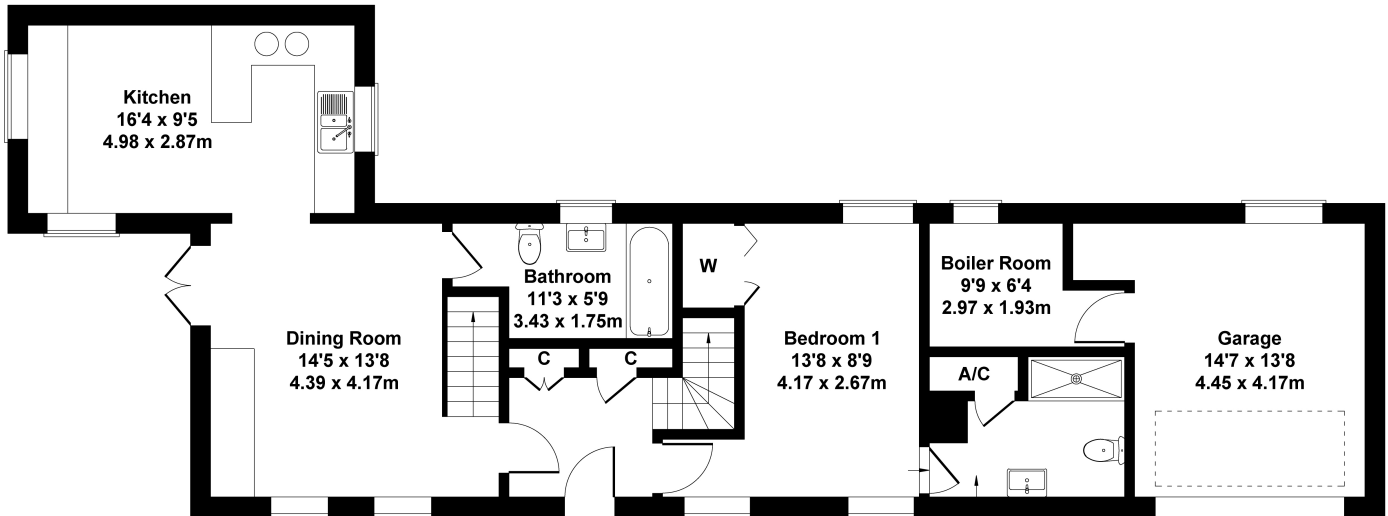


Tyn Yr Ardd, Mynytho

Approximate Gross Internal Area
1551 sq ft - 144 sq m

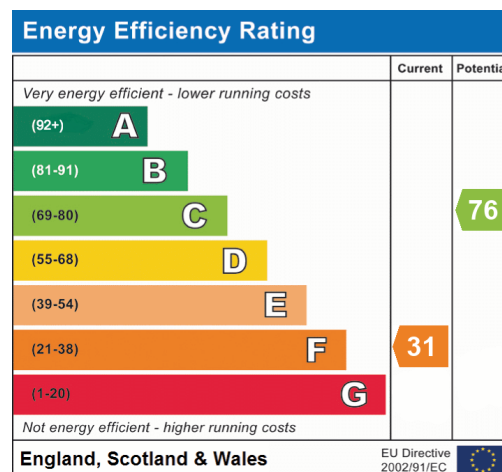


FIRST FLOOR



GROUND FLOOR

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



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