



## 3 Tyn Y Pwll Estate, Llanbedrog, Pwllheli, Gwynedd. LL53 7PG

- DETACHED PROPERTY
- FRONT AND BACK GARDEN
- POTENTIAL TO IMPROVE
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO THE BEACH
- CLOSE TO LOCAL AMENITIES



## PROPERTY DESCRIPTION

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3 Tyn Pwll offers an excellent opportunity to purchase a pleasant, detached bungalow in a sought after location in Llanbedrog with great potential. Tyn Pwll is a quiet cul de sac located in the popular seaside village as in within walking distance to all local amenities including the beach. Elevated at the top of the estate, the property gains plenty of sun both in the front and rear gardens, and also benefits from a pleasant countryside outlook.

The property briefly comprises of 3 comfortable bedrooms to the rear serviced by a family bathroom, a separate lounge and a generous kitchen-diner to the front of the property. The property benefits from plenty of indoor storage, built in in the hall way, as well as an attached single garage with an electric door and access to the rear garden. There is also a lean-to utility to the side of the property which also offers an additional w/c and access to the rear garden.

Llanbedrog lies just 3 miles from the ever popular Abersoch and just 4 miles from the seaside town of Pwllheli. The seaside village has excellent amenities, and is serviced by a local SPAR supermarket, pharmacy, garage, a local renowned art gallery and several pubs and restaurants. The local village also has a primary school and lies between several bus routes. The popular Llanbedrog beach is a picturesque bay and grants access to the coastal paths over Mynydd Tir Y Cwmwd (Llanbedrog headland) and towards Pwllheli.

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

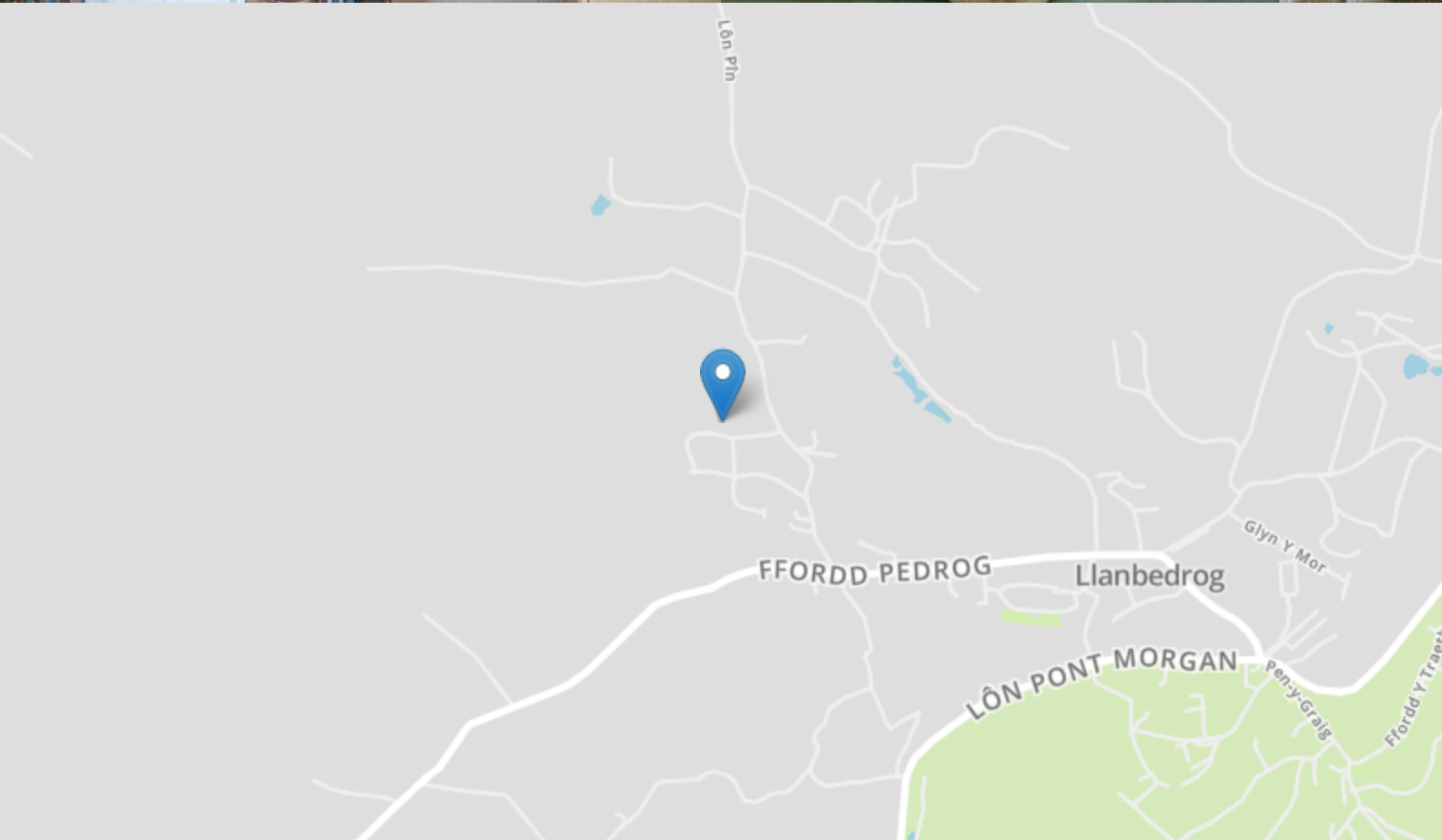
Services - Mains water and electricity, Septic tank. Gas fired central heating.

Location Information - Aberdaron 2.7 miles 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.

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## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** Double Glazing. Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?**  
No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



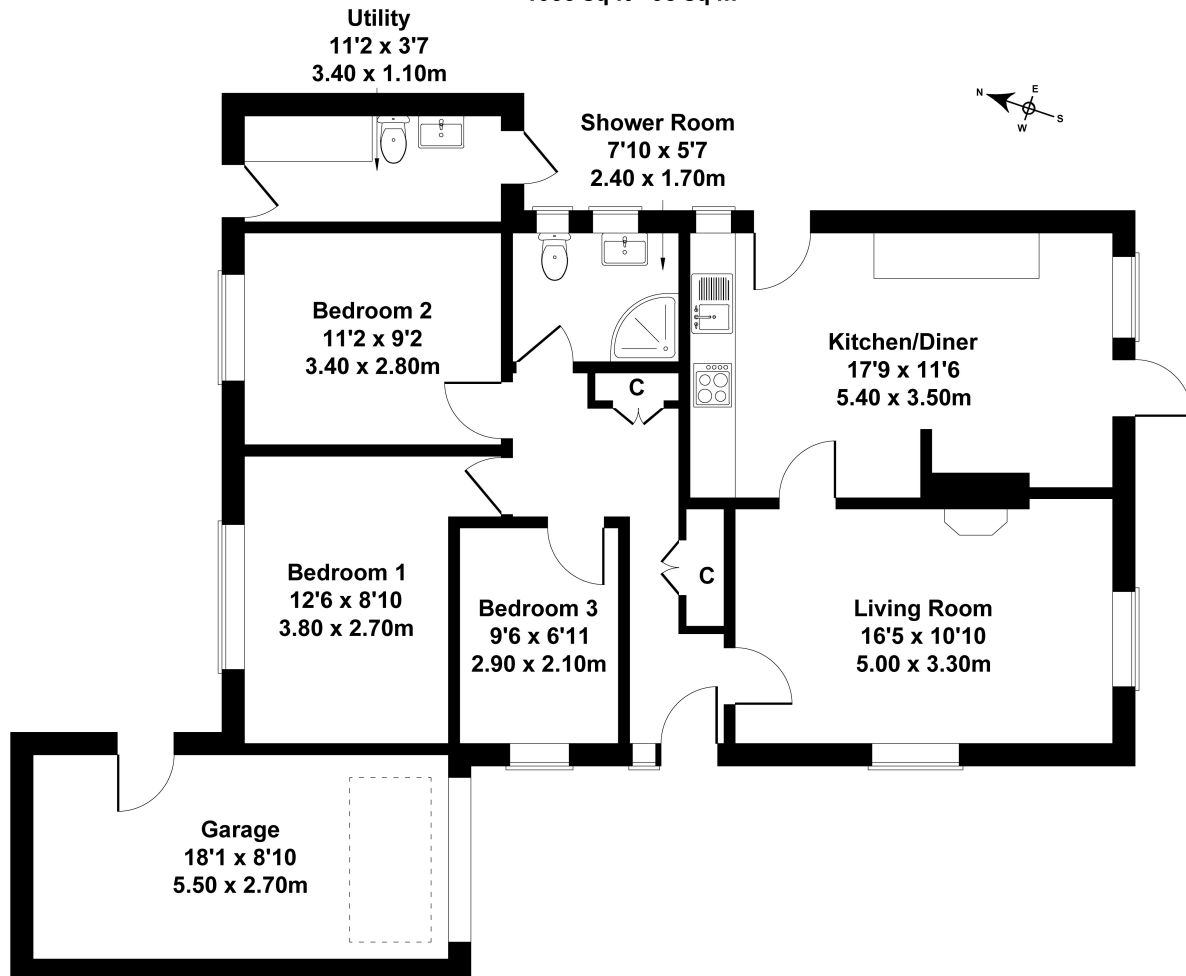


# FLOORPLAN



## 3 Tyn Pwll, Llanbedrog. LL53 7PG

Approximate Gross Internal Area  
1055 sq ft - 98 sq m



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

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