



Bryn Hedd, Mynytho, Pwllheli, Gwynedd. LL53 7RF

- RENOVATION PROJECT
- SHORT WALK TO THE POST OFFICE AND BUS STOP
- SEA VIEW FROM THE LOFT ROOM
- 5 MINUTE WALK TO THE PARK AND MYNYTHO PRIMARY SCHOOL
- 2 MINUTE DRIVE FROM THE SHIP INN
- GENEROUS GARDEN WITH DETACHED GARAGE AND SHED

PROPERTY DESCRIPTION

In the heart of the highly desirable village of Mynytho, Bryn Hedd is a charming two-bedroom semi-detached cottage that perfectly captures the spirit of a traditional coastal home. While the property is in need of some TLC, it represents a rare "blank canvas" opportunity for those looking to roll up their sleeves and breathe new life into a home with genuine character.

The ground floor layout is straightforward and practical, housing both bedrooms, the kitchen, the family bathroom, and a central living room. However, the real interior surprise awaits in the loft room; this elevated space offers a sea view, providing a glimpse of the potential that a thoughtful renovation could unlock.

Stepping outside, you'll find the property's standout feature: a remarkably generous garden. Larger than typically expected for a cottage of this style, the outdoor space provides a sprawling area for landscaping, gardening, or expansion. The grounds are currently home to a detached garage and a classic potting shed, offering excellent utility or workshop space while you work on your grand design.

The location balances rural peace with effortless convenience. You are just a stone's throw from the local post office/convenience store, and a pleasant five-minute walk from Mynytho's park and primary school. The vibrant atmosphere of Llanbedrog is right on your doorstep; a quick two-minute drive brings you to the Ship Inn, perfect for a sundowner after a day of renovating.

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, drainage and electricity.

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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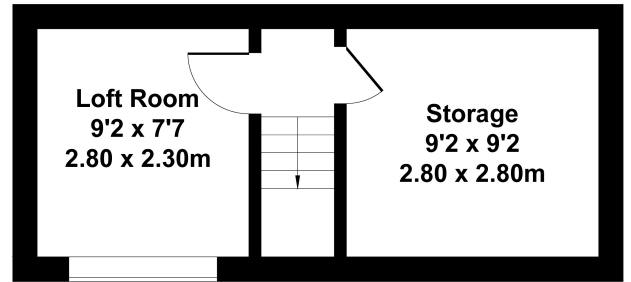
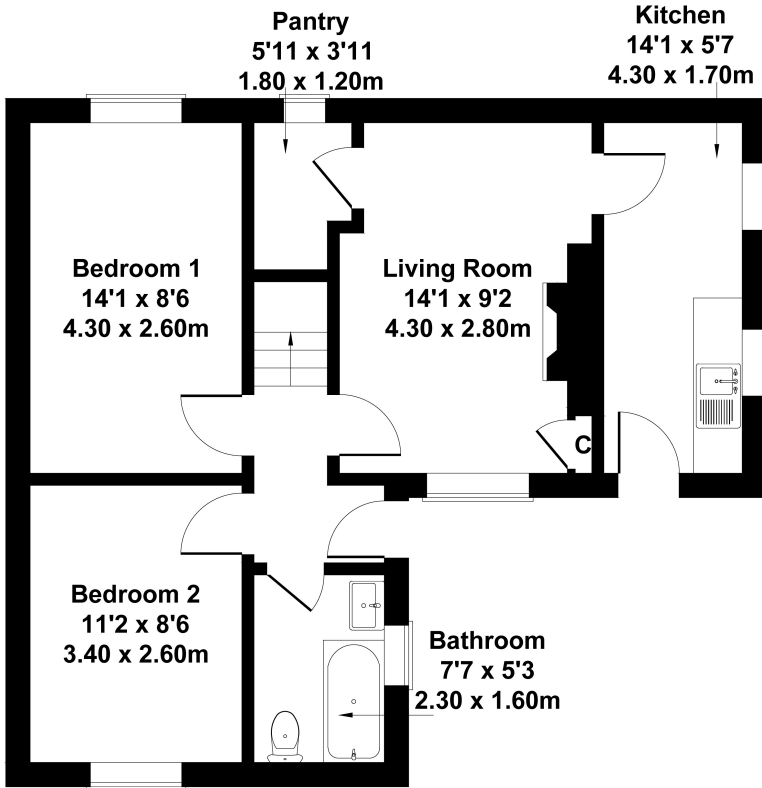




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Approximate Gross Internal Area

775 sq ft - 72 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G	10	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	