



2 Glyn Y Marian, Llanbedrog, Pwllheli, Gwynedd. LL53 7TW

- SHORT WALK TO THE BEACH
- PRIVATE BALCONY
- COMMUNAL GARDENS AND OFF ROAD PARKING
- OPEN PLAN
- SEA VIEW
- SOUGHT AFTER LOCATION

PROPERTY DESCRIPTION

Pleasantly located in lower Llanbedrog, 2 Glyn Y Marian offers family accommodation in a tranquil setting. Comprising of 2 generous bedrooms, a family bathroom and a generous first floor open plan living space that blends seamlessly onto the private balcony, maximising the sea views.

The open plan living area offers a functional kitchen, dining area and a generous sitting area. Dual aspect windows provide plenty of natural light, and sliding full width and height patio doors incorporate the private balcony into the living space creating an ideal spot for entertaining or alfresco dining.

The property benefits from private parking to the rear and communal grounds to the front. There is a small maintenance charge due annually to cover upkeep of communal gardens, gutters and window cleaning.

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 Mynnydd 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, drainage and electricity.

Location Information

Pwllheli 4.2 miles . Porthmadog 17.4 miles . Bangor 33.1 miles . Chester 94.8 miles . Shrewsbury 91.9 miles . Manchester 129 miles.

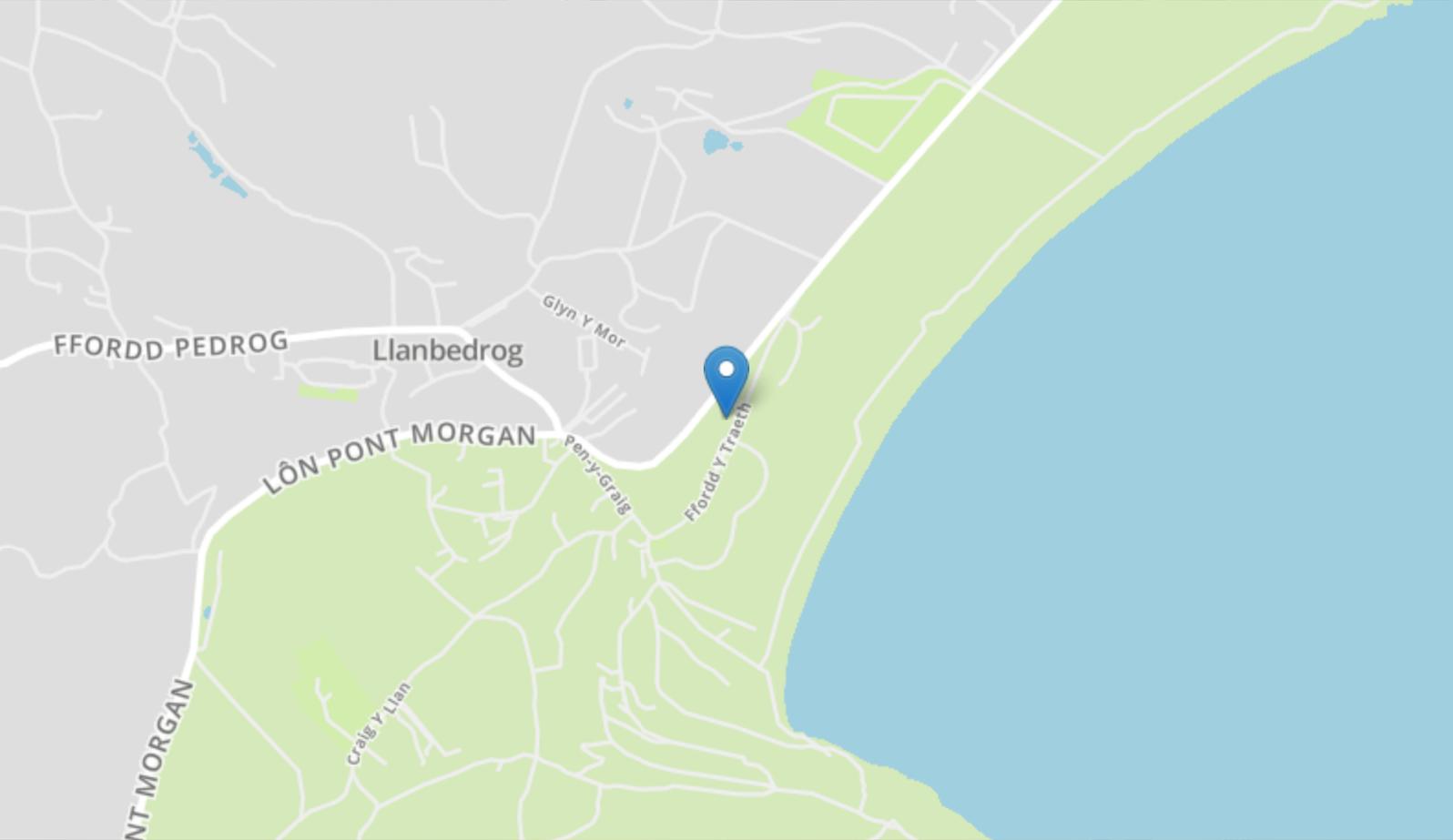
Viewing is strictly by appointment only with Elvins Estate Agents

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.

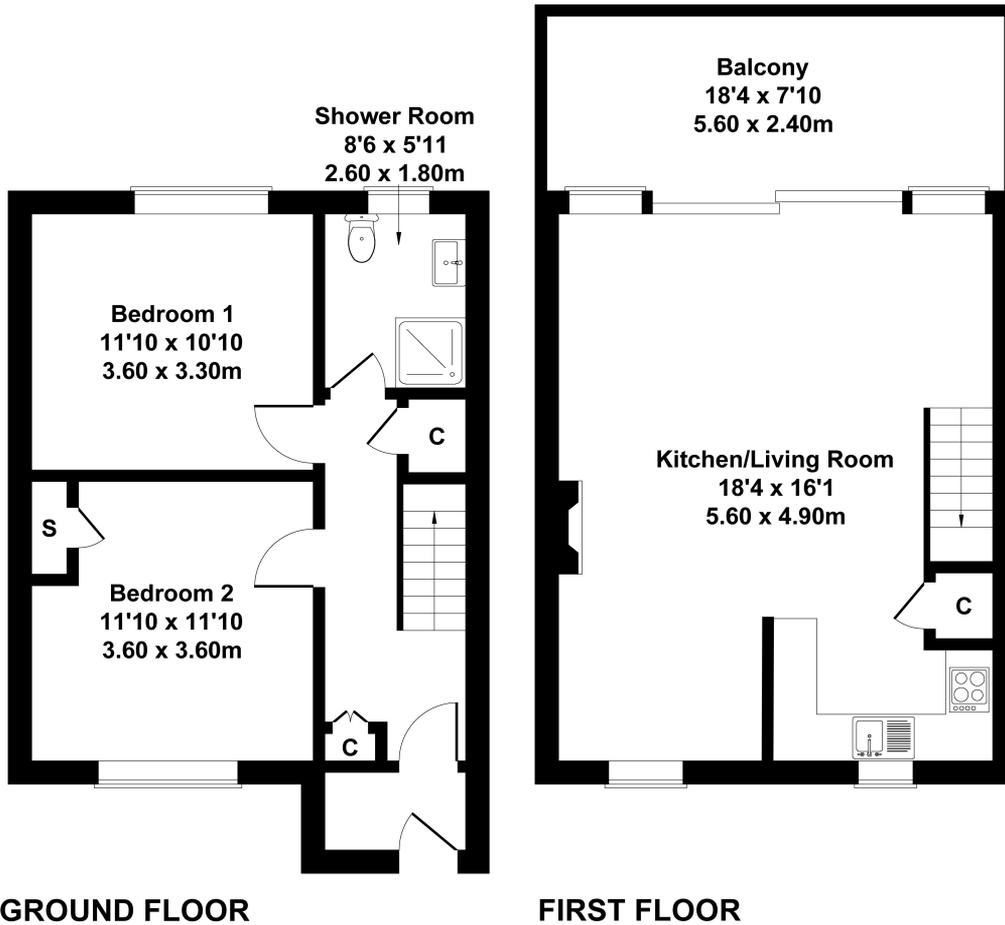
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2 Glyn Y Marian

Approximate Gross Internal Area
861 sq ft - 80 sq m



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		80
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	