



14 Cysgod Y Bryn, Llanbedrog, Pwllheli, Gwynedd. LL53 7PY

- SOUGHT AFTER LOCATION
- EXCELLENT CONDITION
- PRIVATE GARDEN
- GARAGE
- OPEN PLAN LIVING AREA

PROPERTY DESCRIPTION

Escape to the stunning Llŷn Peninsula with this delightful 3-bedroom, 2-bathroom bungalow in the highly sought-after village of Llanbedrog. A true coastal gem, this property is perfectly situated just a short walk from the beautiful National Trust beach and renowned coastal paths.

The heart of the home is a spacious open-plan kitchen, living room, and dining area, ideal for modern family life and entertaining. This inviting space flows seamlessly out to a well-utilised garden, featuring a lawn, patio, and a sun-drenched decking area that gets the sun all day—perfect for relaxing and al-fresco dining.

The property also boasts three good-sized bedrooms, two modern bathrooms, and the added convenience of off-road parking and a garage.

Llanbedrog offers a fantastic lifestyle with amenities right on your doorstep, including a primary school, local shops, two pubs, a restaurant, a garage, and a pharmacy.

This charming home offers the ideal blend of village life and coastal tranquility. Don't miss your chance to own a piece of this idyllic location.

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, drains and electricity. 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.

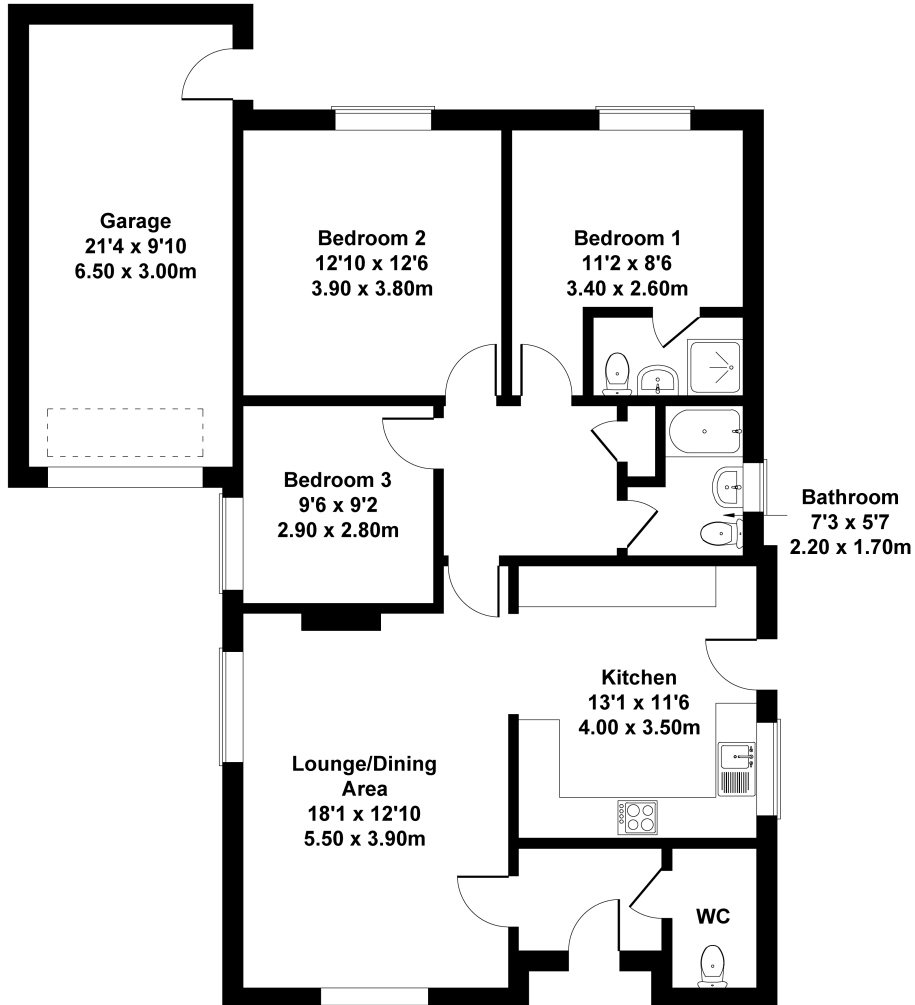
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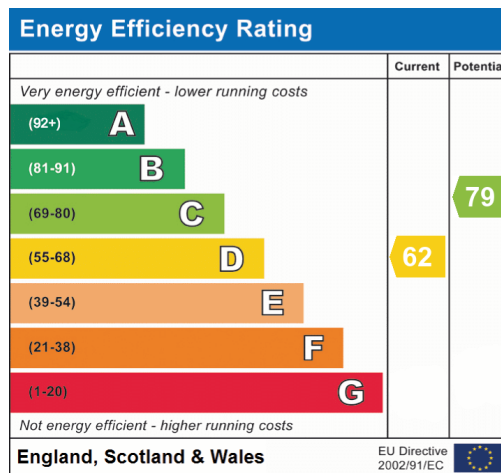


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Approximate Gross Internal Area
1216 sq ft - 113 sq m



Not to Scale. Produced by The Plan Portal 2025
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