



11 Min Y Mor, Victoria Parade, Pwllheli, Gwynedd. LL53 5AN

- PANORAMIC SEA VIEWS
- A STONES THROW FROM THE BEACH
- A SHORT WALK TO SHOPS AND RESTAURANTS
- ALLOCATED OFF ROAD PARKING
- ENCLOSED REAR PATIO AREA
- 2 BATHROOMS

PROPERTY DESCRIPTION

Experience coastal living at its finest with this stunning four-bedroom, two-bathroom mid-terrace property, 11 Min Y Mor, located in the heart of Pwllheli. Boasting breathtaking, panoramic sea views, this residence offers a truly idyllic seaside lifestyle.

Spread across three thoughtfully designed floors, this home provides ample space for families and guests alike. The ground floor welcomes you with two comfortable bedrooms and a convenient shower room. Ascend to the first floor, where the heart of the home unfolds. The spacious living room, bathed in natural light, features a captivating balcony with a modern glass balustrade, perfect for soaking in the mesmerising outlook. The rear kitchen, cleverly designed with an opening, ensures you can enjoy those stunning sea views even while preparing meals.

The second floor houses two further well-appointed bedrooms and a family bathroom, providing flexible accommodation options. Bedroom three benefits from sea views to the front of the property.

Step outside and you'll find yourself just a few meters from the beach, allowing for effortless access to the sand and sea. Allocated off-road parking ensures convenience, while the property's prime location places you within a short, pleasant walk of Pwllheli's vibrant shops and amenities.

Enjoy the ease of access to Pwllheli train station, a reputable secondary school, a modern leisure centre, and a prestigious golf club, all located within close proximity. 11 Min Y Mor presents a rare opportunity to own a slice of coastal paradise, combining breathtaking views with practical living in a highly sought-after 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

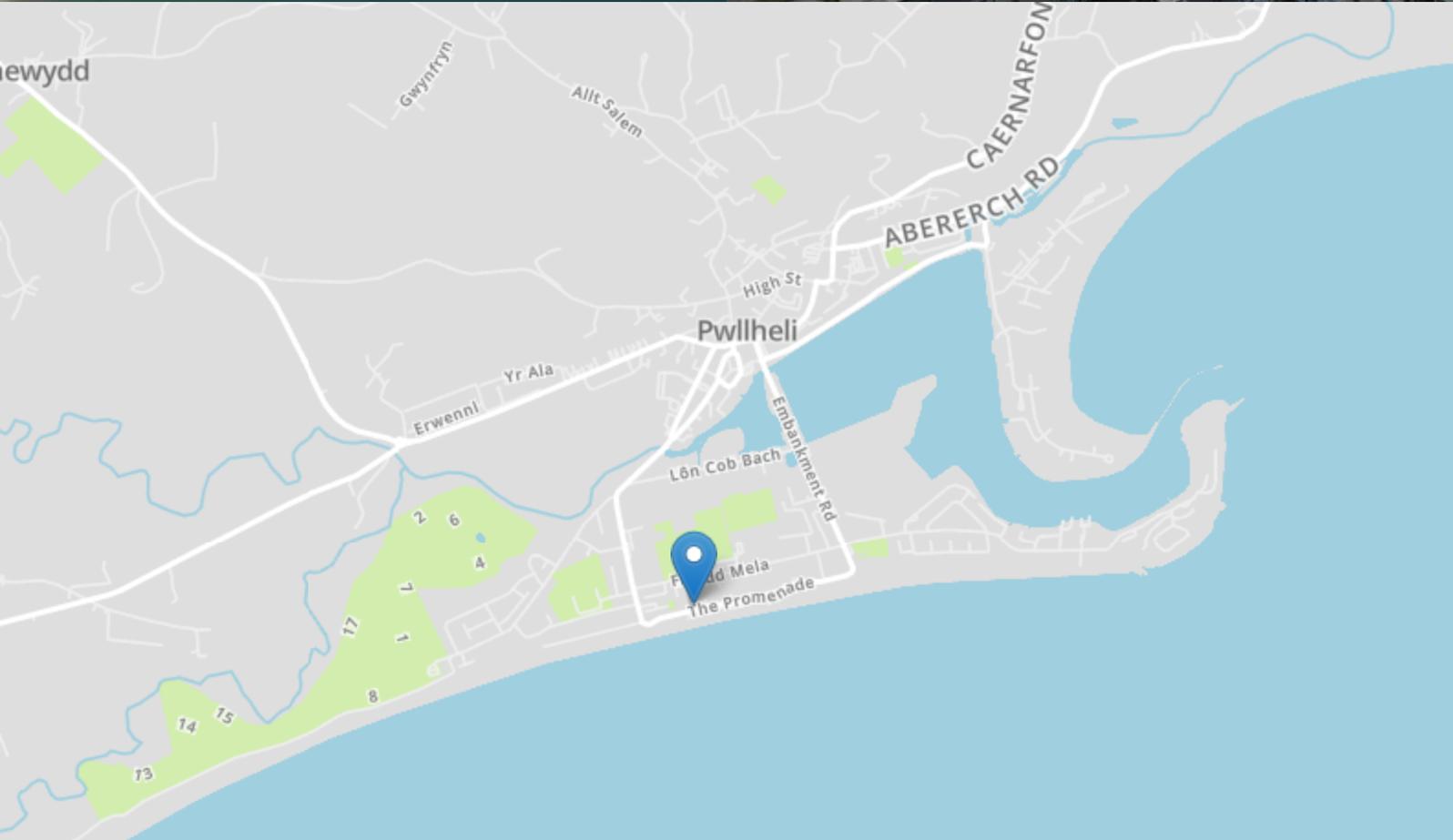
Services - Mains water, drainage and electricity. Gas fired central heating.

Location Information -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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FLOORPLAN

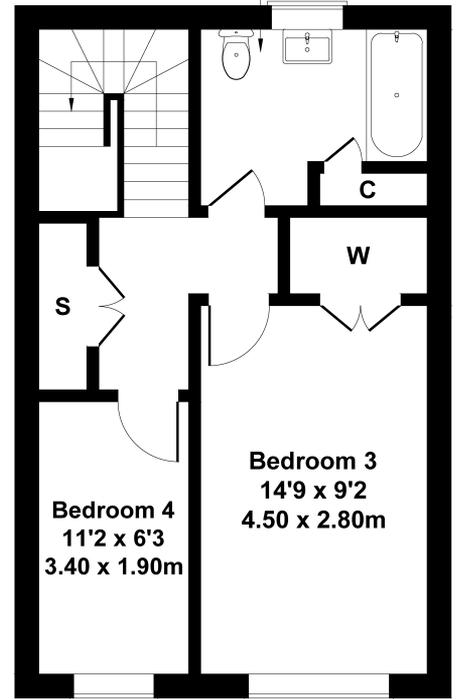
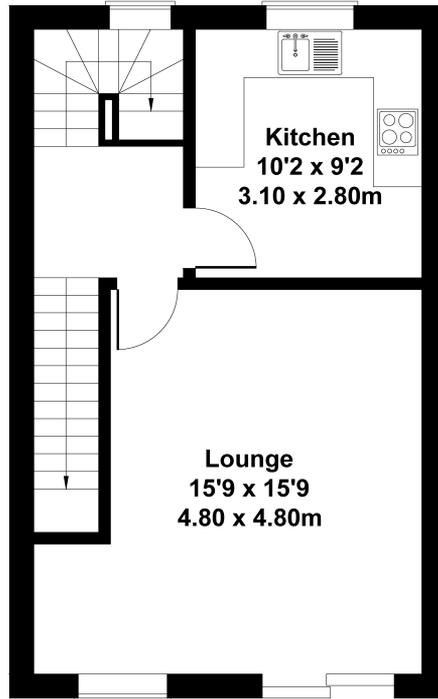
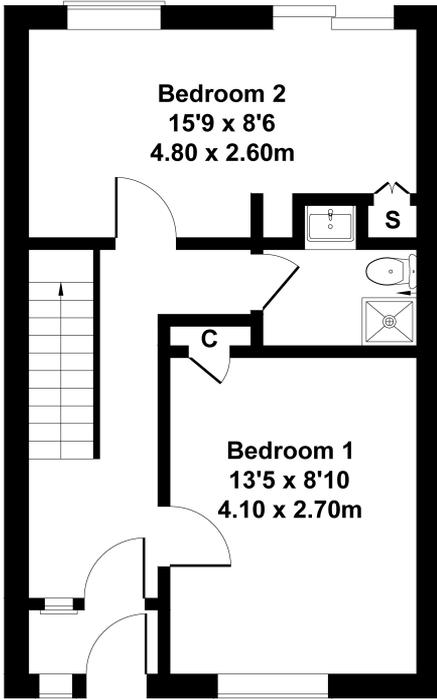


11 Min Y Mor

Approximate Gross Internal Area
1248 sq ft - 116 sq m

Shower Room
6'3 x 5'3
1.90 x 1.60m

Bathroom
8'10 x 7'3
2.70 x 2.20m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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