



Glyn Y Mor, Glynyweddw Estate, Llanbedrog, Pwllheli, Gwynedd. LL53 7TT

- A STONES THROW FROM THE BEACH
- PRIVATE GARDEN AT THE BACK AND VAST COMMUNAL LAWN TO THE FRONT
- CURRENTLY USED AS A SECOND HOME/HOLIDAY LET
- SHORT WALK TO THE GLYN Y WEDDW PUB
- NO ONWARD CHAIN
- PLANNING PERMISSION FOR A 2 STOREY EXTENSION & RECONFIGURE TO 4 BEDROOMS/4 BATHROOMS

PROPERTY DESCRIPTION

Located within the exclusive National Trust grounds of Llanbedrog, Glyn Y Mor is a beautifully presented three-bedroom bungalow that offers a rare opportunity for coastal living. As one of only 14 properties on this private estate, it provides a sense of seclusion and tranquility that's hard to find.

The location is a major highlight, with direct access to Llanbedrog beach just a four-minute stroll away. You can also easily walk to local pubs, restaurants, and other amenities, making it a perfect base for enjoying everything the area has to offer.

Currently used as a successful holiday let and second home, Glyn Y Mor would also make a wonderful permanent residence. The property also includes a single garage.

PLANNING PERMISSION GRANTED - A significant benefit is the existing planning permission for a two-story extension on the South side of the property. This would transform the home, creating a large, open-plan kitchen and living area, a shower room, and a gym below. The reconfiguration would also expand the layout to a spacious four bedrooms and four bathrooms, offering even more potential for this special coastal retreat.

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 – F

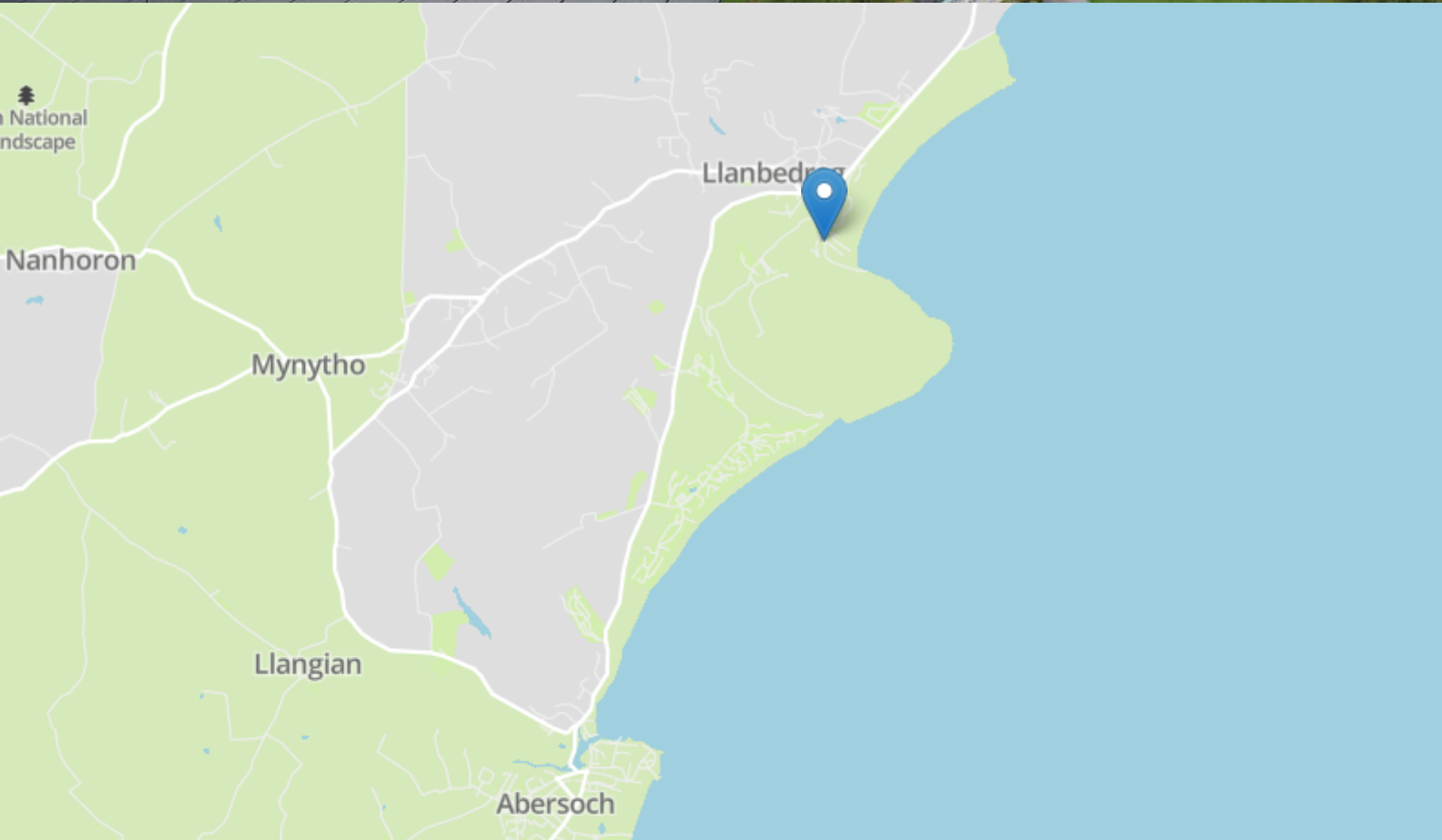
Services Mains water, drainage and electricity. Oil fired central heating.

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 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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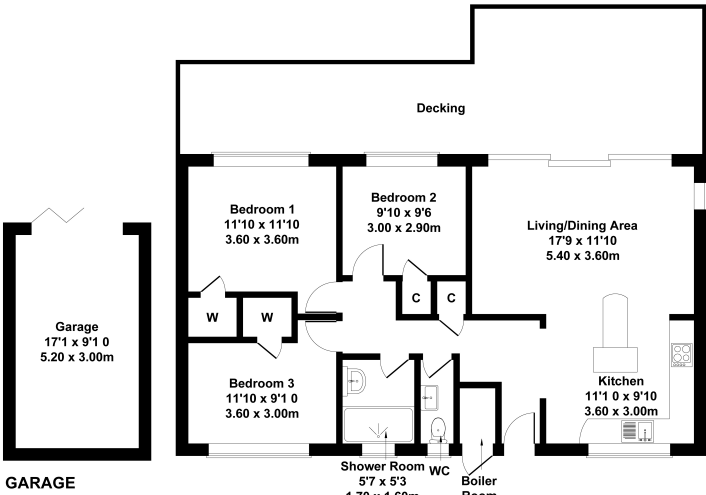


FLOORPLAN & EPC

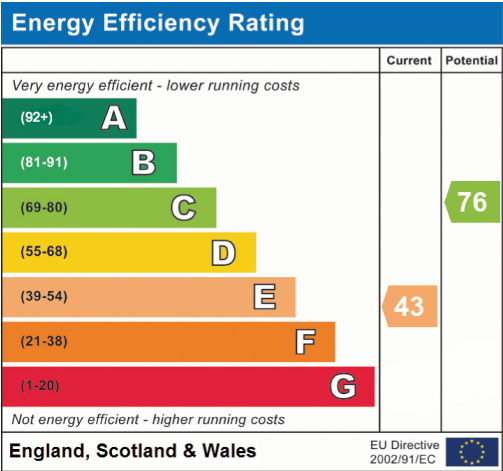
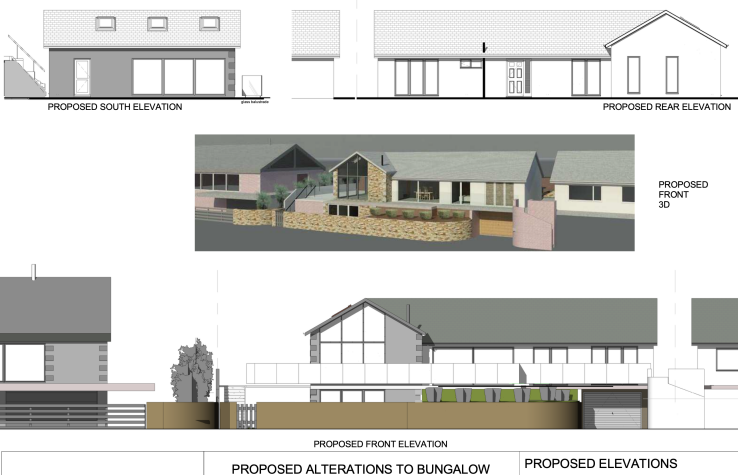


Glyn Y Mor, Llanbedrog

Approximate Gross Internal Area
1066 sq ft - 99 sq m



Not to Scale. Produced by The Plan Portal 2025
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