



Garreg, Mynytho, Pwllheli, Gwynedd. LL53 7RS

- GENEROUS PLOT
- DETACHED GARAGE
- SEA VIEWS
- WELSH STONE COTTAGE
- MATURE GARDENS
- CHARACTER COTTAGE

PROPERTY DESCRIPTION

Step into the idyllic life with this charming, original Welsh cottage in Mynytho, near Abersoch. Surrounded by approximately 0.8 acres of private and mature gardens, this beautiful property offers a rare blend of unspoiled character, generous outdoor space and truly breathtaking, panoramic views of both the sea and rolling countryside.

The cottage provides comfortable living across its single-storey layout. It features three well-proportioned double bedrooms, perfect for family living or hosting guests. The heart of the home is the spacious living/dining room, offering a cosy yet bright area for relaxing and entertaining. There is a separate, functional kitchen, ready for you to add your own modern touches or enjoy its traditional charm. A clean and practical family bathroom serves the bedrooms.

The property is enveloped by its extensive private land, including mature gardens that offer colour, shade, and complete seclusion. Imagine enjoying your morning coffee or evening glass of wine while taking in the magnificent surroundings. Prepare to be captivated by the stunning, uninterrupted sea and countryside views visible from both the main house and the gardens. This is a truly magical spot to watch the sunrise or sunset over the water. Security and convenience are assured with private gated parking. Situated in a quiet, highly sought-after location, the cottage offers peace without isolation. For nature lovers, you are mere moments from local scenic walks and well-established footpaths, making it the perfect base for exploring the stunning Welsh landscape. This is more than just a house; it's a peaceful retreat and a fantastic opportunity to own a piece of Welsh heritage in an unparalleled setting.

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

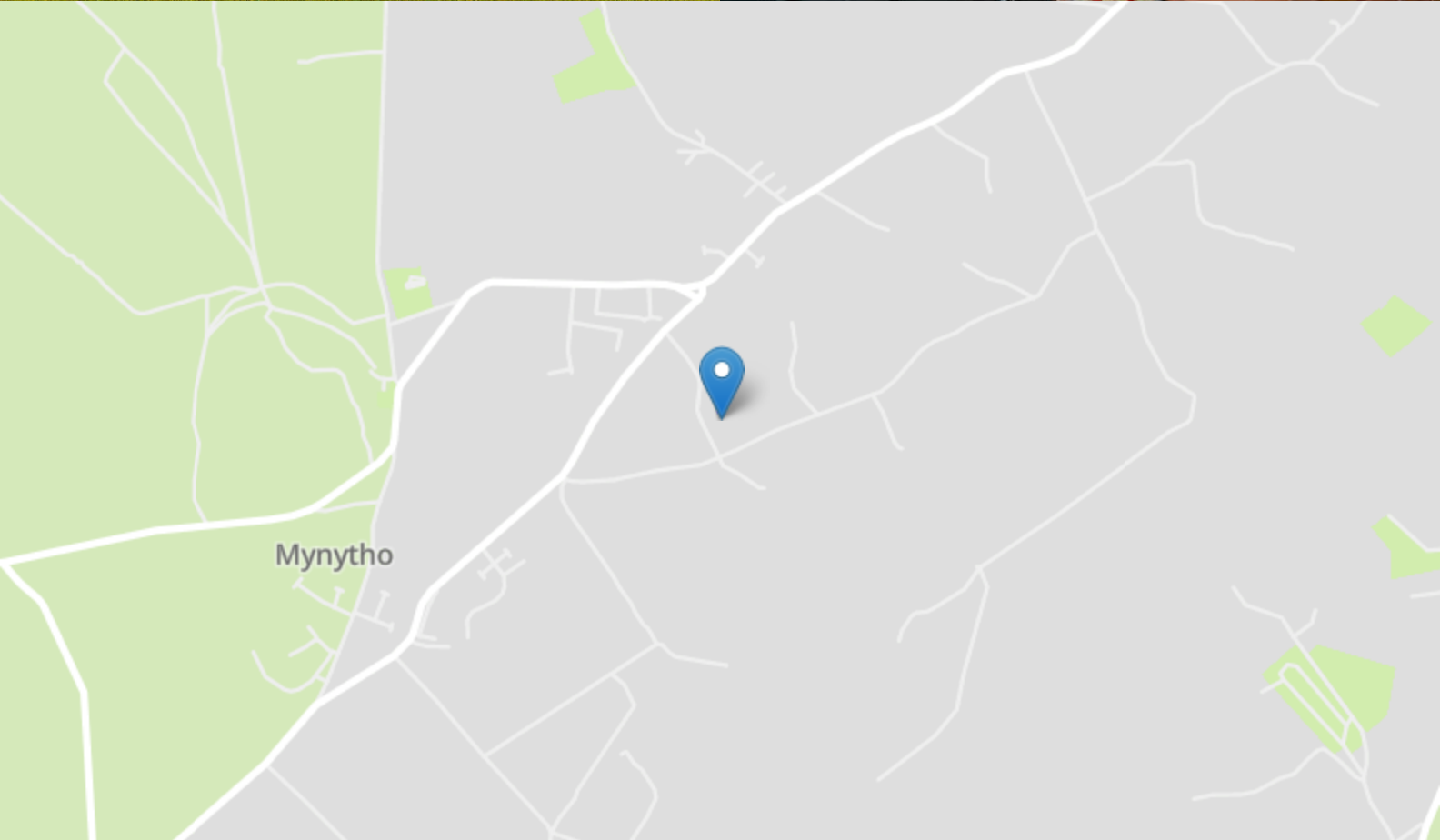
Services - Mains water and electricity, septic tank.

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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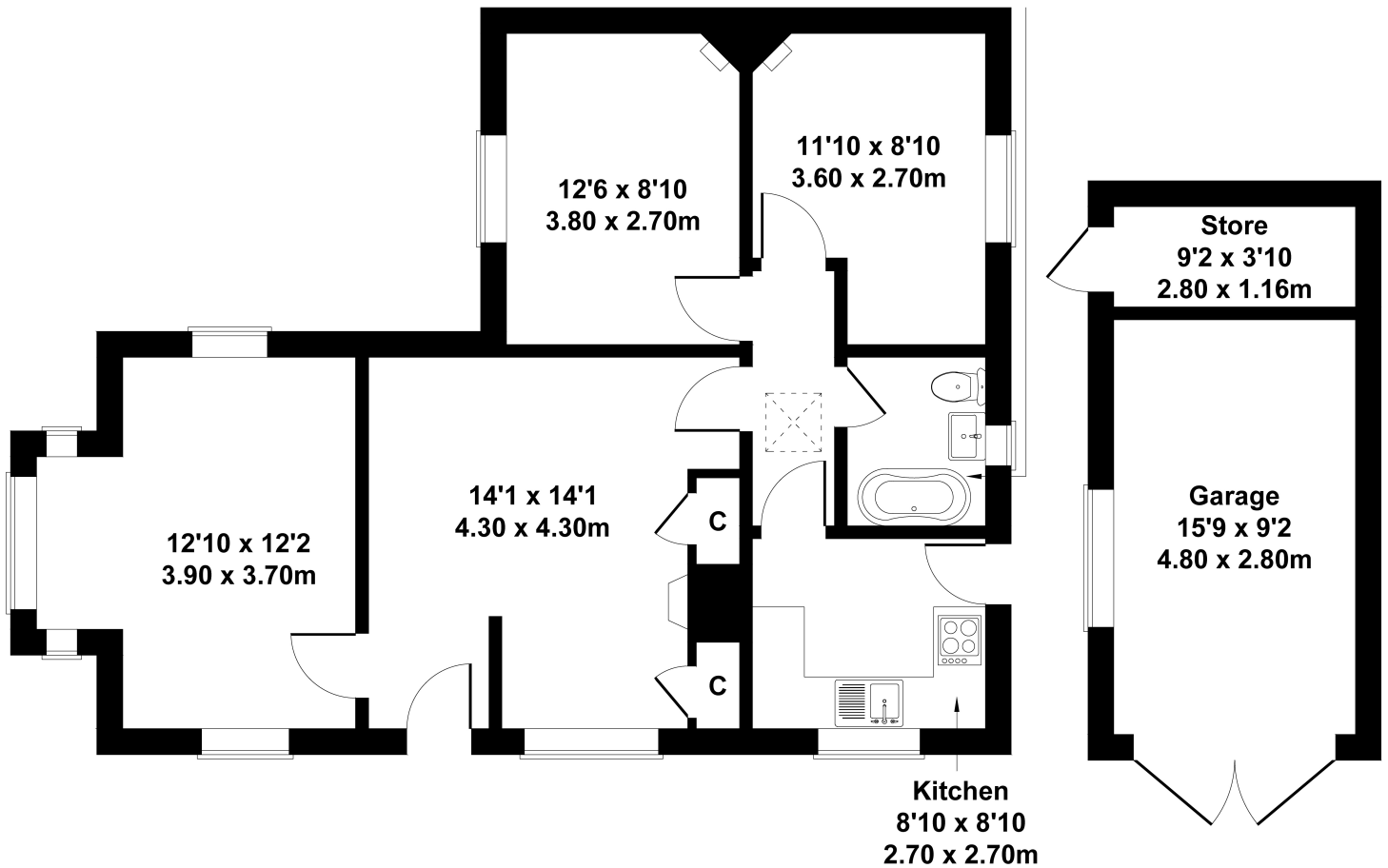




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Approximate Gross Internal Area
893 sq ft - 83 sq m

Bathroom
5'11 x 5'3
1.80 x 1.60m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Elvins Estate Agents
6 High Street, Abersoch, LL53 7DY
01758 712003
sales@elvinsestateagents.co.uk