



Encil Gyfrinfa, Parc Gwynus, Pistyll, Pwllheli, Gwynedd. LL53 6LY

- 42 YEAR LICENCE, ENDS MARCH 2068
- HOLIDAY LETTING PERMITTED (EARNED £36,825 GROSS IN 2025)
- BESPOKE MODERN DESIGN
- SITE OPEN 12 MONTHS A YEAR

PROPERTY DESCRIPTION

Welcome to Encil Gyfrinfa—a name that translates to "Secret Retreat," and for good reason. Sited new in April 2023, this bespoke, ultra-modern detached chalet offers a rare fusion of high-end contemporary design and the rugged, natural beauty of the Llyn Peninsula. Whether you are seeking a sophisticated coastal bolthole or a high-performing investment, this property delivers on every front.

With a 42-year licence remaining and a proven track record as a luxury holiday rental, Encil Gyfrinfa is as much a smart financial move as it is a stunning lifestyle choice. **Ultra-Modern Design:** A bespoke 3-bedroom, 2-bathroom layout featuring floor-to-ceiling glass and premium finishes. **Outdoor Living:** A generous, private wrap-around decking area designed for entertaining. **Wellness:** Includes a high-specification sunken hot tub, perfectly positioned to enjoy the tranquil countryside atmosphere. **Turnkey Investment:** Currently operating as a successful holiday let with an impressive 2025 Gross Income of £36,825. **Prime Location:** Nestled in the quiet hamlet of Pistyll, just a 15-minute drive from the iconic sands of Morfa Nefyn and the world-famous Ty Coch Inn.

The interior reflects a "no expense spared" philosophy. The open-plan living area is bathed in natural light, featuring a designer kitchen with integrated appliances and a vaulted ceiling that enhances the sense of space. **Master Suite:** A sanctuary of calm with a private en-suite shower room. **Guest Bedrooms:** Two further well-appointed bedrooms offering flexibility for families or groups. **Family Bathroom:** A sleek, contemporary suite with high-quality fixtures and fittings.

This property offers a compelling yield for investors looking to capitalize on the booming North Wales tourism market.

Feature Details

Licence Remaining 42 Years

2025 Gross Revenue £36,825

Annual Site Fees £3,875 + VAT

Occupancy Option to Holiday Let permitted

Tenure We believe the chalet was sited new in April 2023 and The lease expires in March 2068. The chalet rental excludes general rates, gas and electric consumed by the owner. The site is open for 12 months a year. Please contact Elvins Estate Agents for more information.

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

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FLOORPLAN

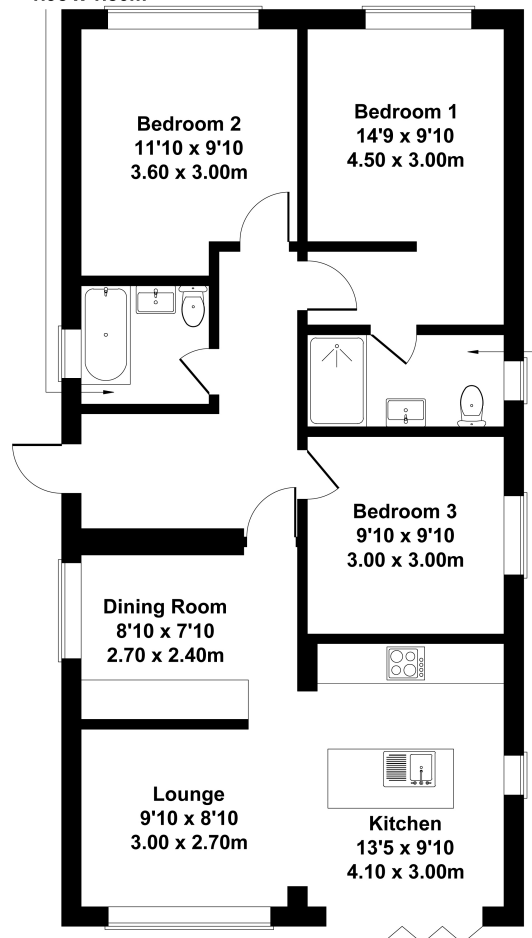


Encil, Parc Gwynus, Pistyll

Approximate Gross Internal Area

926 sq ft - 86 sq m

Bathroom 6'5 x 5'11 1.95 x 1.80m	En-suite 9'10 x 4'7 3.00 x 1.40m
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Not to Scale. Produced by The Plan Portal 2026
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