



10 Ger Y Nant, Llanbedrog, Pwllheli, Gwynedd. LL53 7PA

- SINGLE GARAGE
- GREAT LOCK UP AND LEAVE PROPERTY
- SHORT WALK TO THE BEACH AND SHOPS/PUB
- NO MANAGEMENT FEES
- £0 STAMP DUTY FOR RESIDENTIAL BUYERS
- COMMUNAL GARDENS AND OFF ROAD PARKING

PROPERTY DESCRIPTION

Positioned in the heart of one of the Llŷn Peninsula's most coveted seaside villages, 10 Ger Y Nant offers an exceptional opportunity to secure a slice of coastal life. This beautifully presented two-bedroom first-floor apartment strikes the perfect balance between modern open-plan living and the traditional charm of a village community.

Step inside to find a bright, airy living space where the lounge and dining area, a social hub that feels both spacious and inviting. Large windows draw in an abundance of natural light, highlighting the clean, neutral décor that runs throughout the home. With two well-proportioned bedrooms and a bathroom, the property is perfectly suited for a small family, a couple, or as a holiday retreat.

Practicality is where this apartment truly shines. Unlike many village properties, Number 10 comes with its own private single garage, providing essential storage for a vehicle or bulky beach gear like kayaks and paddleboards. Outside, the well-maintained, sun drenched communal gardens offer a lush, green outlook, complemented by dedicated residents' parking.

The location is simply unbeatable. A short, level stroll leads you directly to the sheltered, crystal-clear waters of Llanbedrog Beach—famed for its iconic colourful beach huts and scenic woodland walks. Even closer to home, you'll find the village's popular gastro-pubs, local shops, and the pharmacy, ensuring that everything you need is right on your doorstep. Whether you are looking for a permanent residence or a low-maintenance weekend escape, 10 Ger Y Nant delivers on every front.

Tenure We believe the property to be Leasehold (900 years), but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Council Tax Band – B

Services Mains water, drainage and electricity. Night storage heaters and electric heater.

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 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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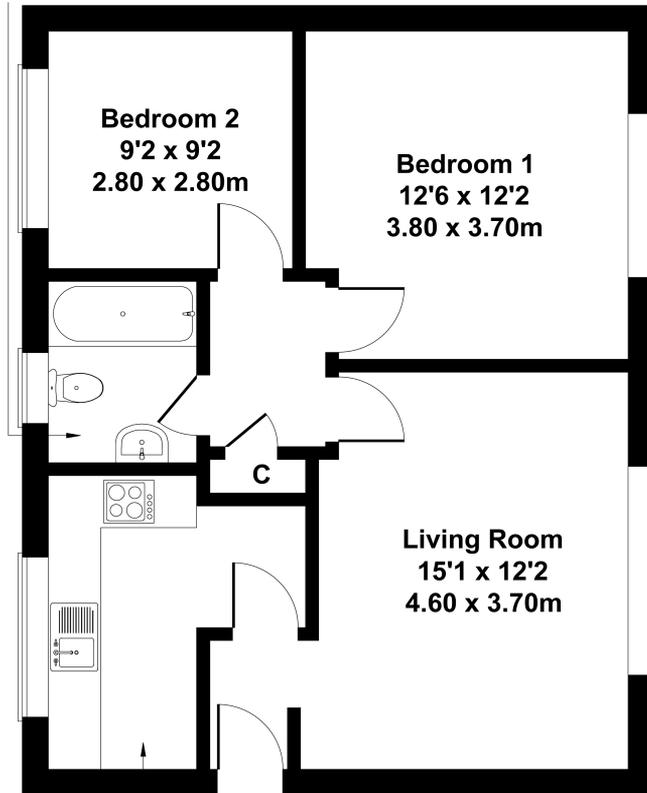


10 Ger Y Nant, Llanbedrog

Approximate Gross Internal Area

614 sq ft - 57 sq m

Bathroom
6'11 x 5'7
2.10 x 1.70m



Bedroom 2
9'2 x 9'2
2.80 x 2.80m

Bedroom 1
12'6 x 12'2
3.80 x 3.70m

Living Room
15'1 x 12'2
4.60 x 3.70m

Kitchen
11'2 x 9'2
3.40 x 2.80m

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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