



Gwydryn Drive Meyarth, Abersoch, Pwllheli, Gwynedd . LL53 7HU

- SOUGHT AFTER LOCATION
- DETACHED GARAGE AND OFF ROAD PARKING
- SEA VIEWS
- SHORT WALK TO ALL BEACHES, PUBS AND SHOPS
- BEAUTIFUL MATURE GARDEN
- OPEN PLAN KITCHEN/DINING AREA

PROPERTY DESCRIPTION

Positioned in one of North Wales' most coveted seaside villages, Meyarth is a charming detached residence that perfectly balances coastal tranquility with village convenience. This three-bedroom home offers an enviable lifestyle, situated just a short, level stroll from the golden sands of Abersoch beach, boutique local shops, and the village's celebrated restaurants.

The heart of the home is designed for both social summer gatherings and cozy winter nights. The spacious open-plan kitchen and dining area serves as a bright, airy hub for the property, providing a seamless flow for morning coffees or hosting dinner parties after a day on the water. For quieter moments, the separate living room features a traditional open fire, creating a warm and inviting sanctuary that makes the house feel like home regardless of the season. With three well-appointed bedrooms and two modern bathrooms, the layout is thoughtfully configured to provide ample privacy and comfort for family and guests alike.

The exterior of Meyarth is where the property truly shines, making the most of its elevated position to capture the essence of the Llŷn Peninsula. To the rear, a spectacular multi-tiered patio awaits, meticulously designed for alfresco dining and chasing the sun throughout the afternoon. These outdoor spaces are framed by lush, mature borders that burst with established greenery, offering a sense of secluded natural beauty. From the upper tiers, you can relax while enjoying elevated sea views that serve as a constant reminder of the Mediterranean-style waters just moments away.

Practicality meets prestige at the front of the house, where a generous driveway provides plenty of parking—a rare and valuable feature in such a central Abersoch location, offering more than enough room for multiple vehicles or a boat. From your front door, the very best of the village is at your fingertips, allowing you to immerse yourself in the vibrant local atmosphere without ever needing to reach for your car keys. Meyarth isn't just a house; it's an invitation to experience the very best of coastal living.

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. Central heating

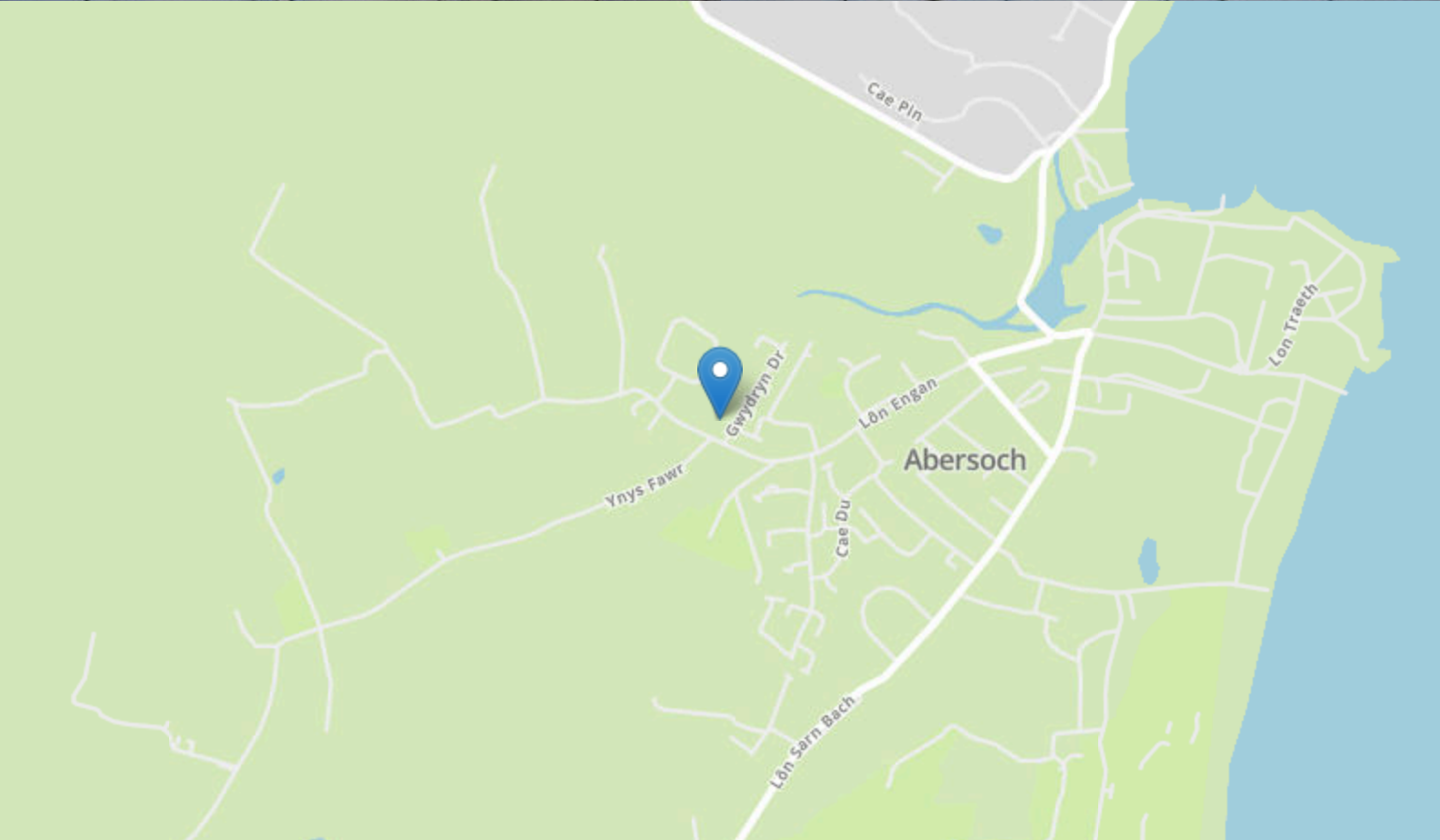
Location Information Pwllheli 6.9 miles . Porthmadog 20.1 miles . Bangor 36.5 miles . Chester 97.5 miles . Shrewsbury 94.6 miles . Manchester 132 miles.

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.

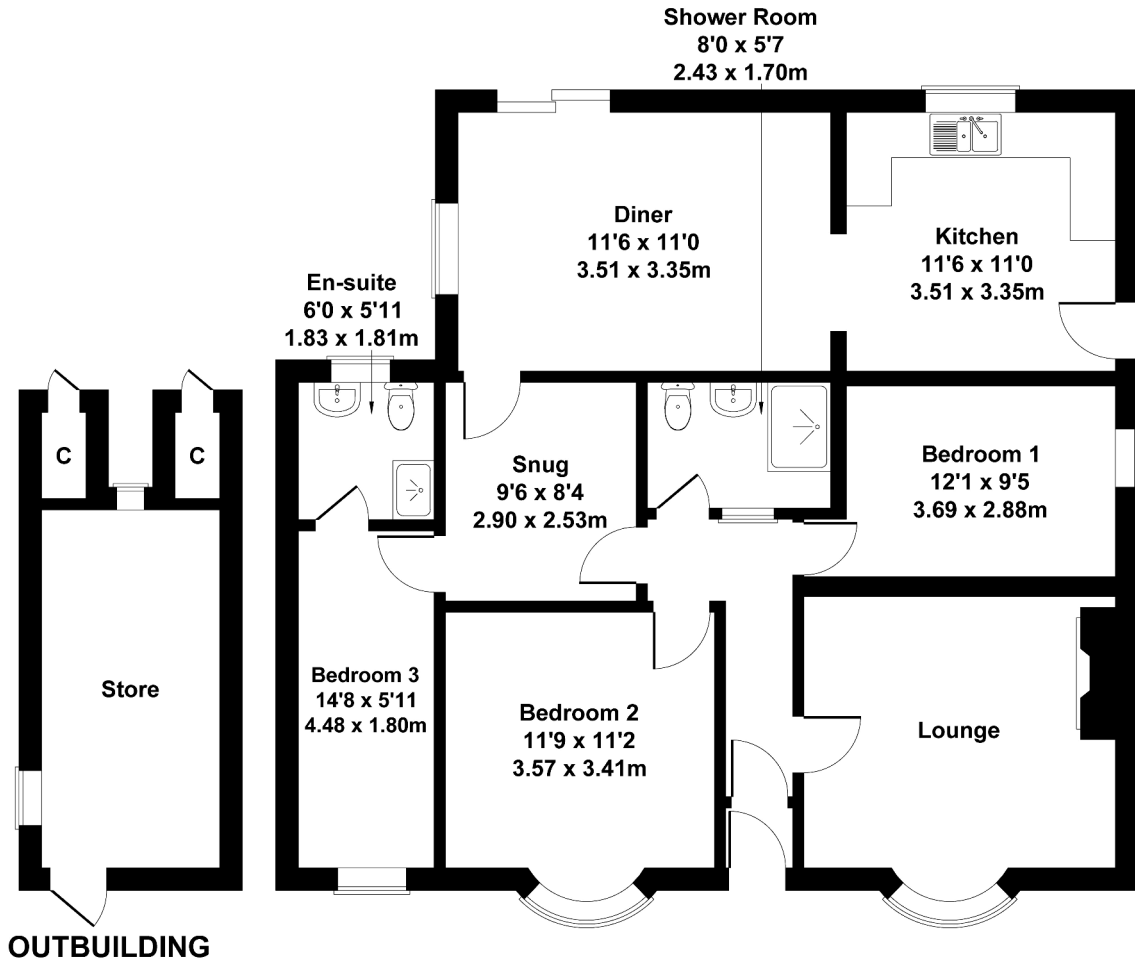
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Meyarth, Abersoch

Approximate Gross Internal Area
1098 sq ft - 102 sq m
(Excluding Outbuilding)



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		
(55-68)	D		68
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	