



# Pantgwyn, Garnfadryn, Pwllheli, Gwynedd. LL53 8TG

- PANORAMIC SEA AND MOUNTAIN VIEWS
- TASTEFULLY MODERNISED AND DECORATED
- RURAL LOCATION
- PRIVIVATE PLOT
- OFF STREET PARKING
- FRONT AND REAR GARDENS
- CHARACTER COTTAGE

## PROPERTY DESCRIPTION

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Perched within the tranquil village of Garnfadryn, Pant Gwyn is a stunning example of traditional charm meeting modern luxury. Situated in a breathtaking elevated position directly beneath the peaks of Garn Bach, the property offers an unparalleled sense of serenity, framed by commanding panoramic views that stretch across open fields toward the sea and distant countryside.

The cottage has been thoughtfully modernised to provide a high-quality living experience while meticulously preserving its historic soul. Inside, the home exudes a coastal warmth, where original exposed stone walls and timber beams serve as a constant reminder of the building's heritage. The heart of the living space is anchored by a traditional log burner, creating the perfect atmosphere for hunkering down after a day of exploring the Welsh coast.

The exterior of Pant Gwyn is designed to embrace its spectacular natural surroundings. Arrival is marked by a private, gravel gated driveway that provides a grand sense of privacy and ample parking. To the front, a lush, well-maintained lawn frames the cottage perfectly against the mountain backdrop, while the rear of the property is dedicated to ultimate relaxation. An elevated raised patio area has been cleverly positioned to capture the best of the scenery, featuring a luxury hot tub where you can soak under the stars or watch the sun set over the Irish Sea.

Currently operating as a successful holiday let, Pant Gwyn represents a "turn-key" opportunity for those seeking a high-performing investment or a dream coastal escape in an unforgettable slice of Welsh paradise.

### 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 - N/A

Services - Mains water and electricity. Septic Tank.

### Location Information

Abersoch 6 miles . Pwllheli 10 miles . Porthmadog 22 miles . Bangor 34.8 miles . Chester 90.3 miles . Shrewsbury 96.5 miles . Manchester 130 miles.

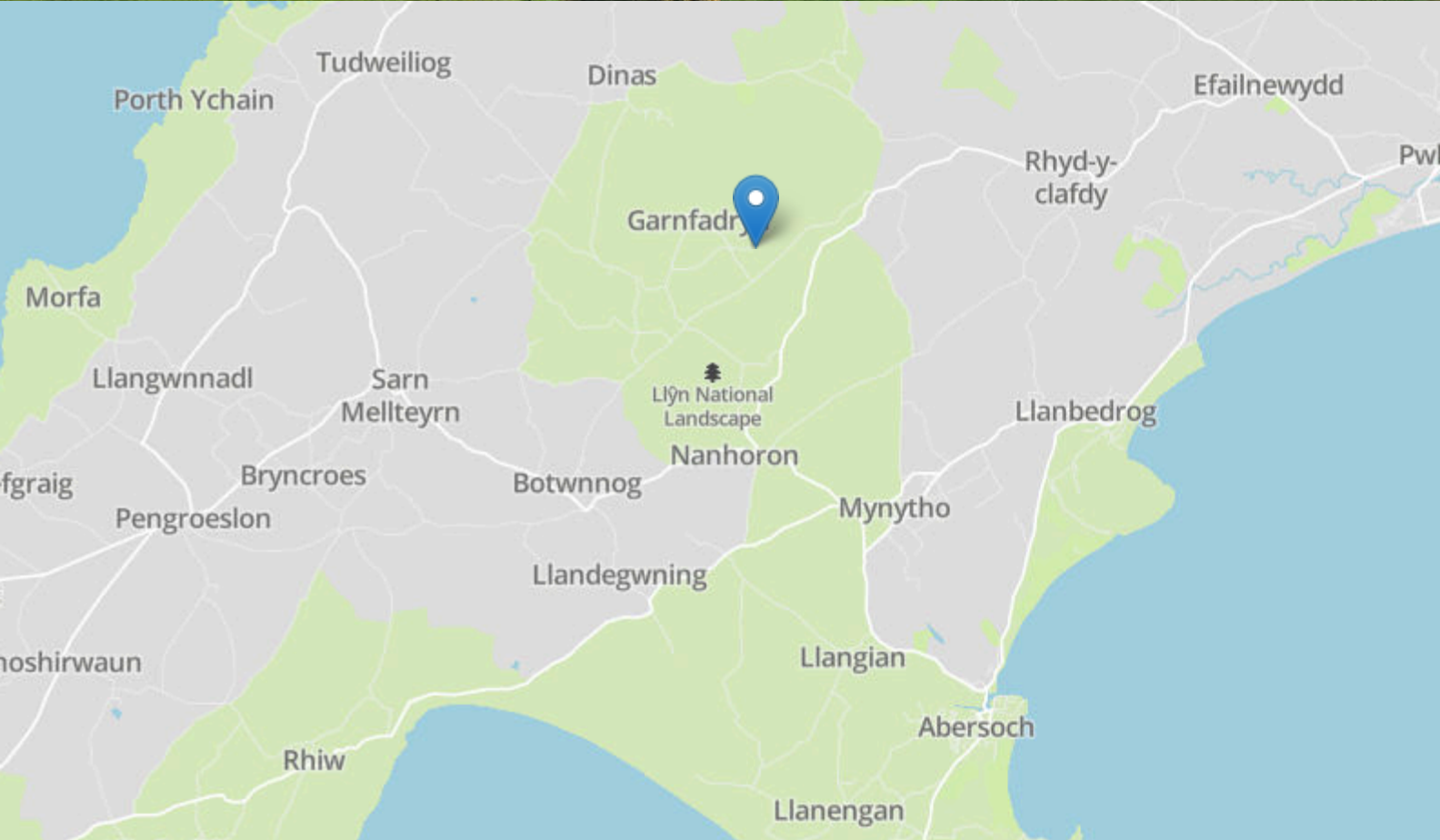
Viewing is strictly by appointment only with Elvins Estate Agents

### 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.

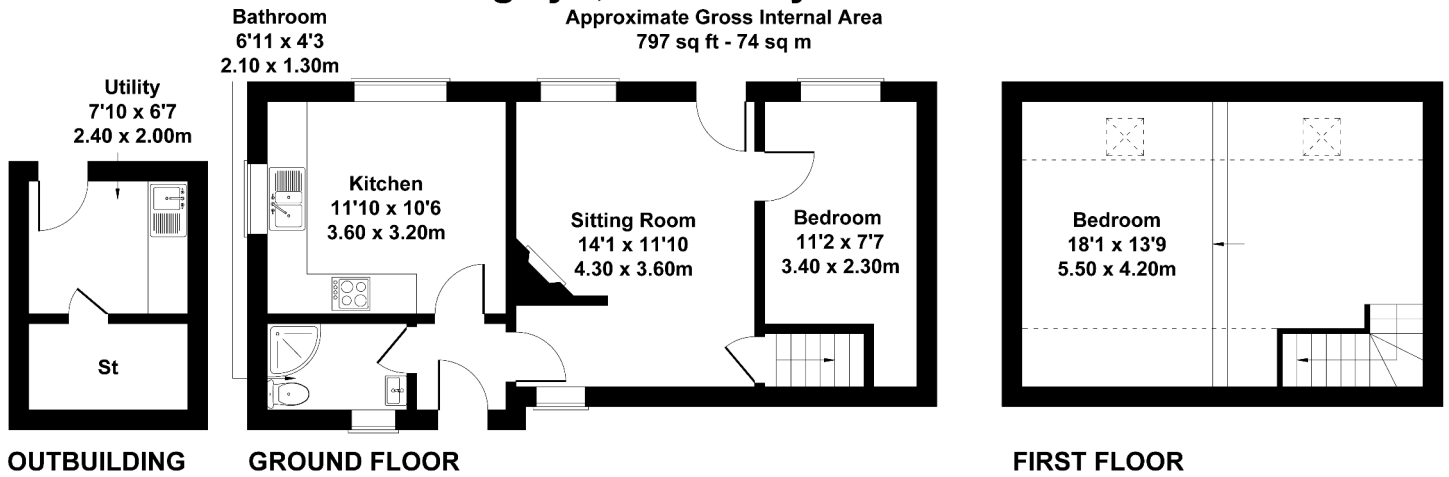
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Approximate Gross Internal Area  
797 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2026  
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