



15 Glyn Y Marian, Llanbedrog, Pwllheli, Gwynedd. LL53 7TW

- STUNNING SEA VIEWS
- SINGLE GARAGE INCLUDED
- BATHROOM WITH SHOWER AND BATH TUB
- SHORT WALK TO THE BEACH AND SHOPS/PUB

PROPERTY DESCRIPTION

Perched in an enviable position within one of the Llŷn Peninsula's most charming coastal villages, 15 Glyn Y Marian offers a sophisticated take on seaside living. This three-bedroom terraced home features a thoughtful "upside-down" layout, intentionally designed to elevate the main living spaces so that the breathtaking sea views remain the focal point of your home.

The upper floor serves as the heart of the property, boasting an expansive open-plan living, dining, and kitchen area bathed in natural light. This fluid, social space transitions seamlessly onto a private balcony, where you can enjoy your morning coffee or a sunset drink while soaking in the panoramic vistas of the bay. Whether you're hosting friends for dinner or enjoying a quiet evening in, the elevated perspective ensures the beauty of the coast is always within sight.

On the ground floor, you will find three well-proportioned and versatile bedrooms that provide a cool, quiet retreat. These are served by a generous family bathroom, fully equipped with both a walk-in shower and a separate bathtub—ideal for relaxing after a long day of coastal exploration. Adding further convenience is a rare single garage, providing secure parking or essential storage for paddleboards, bicycles, and beach essentials.

The location is truly second to none. A short, pleasant stroll leads you directly to the golden sands and iconic colorful beach huts of Llanbedrog Beach. Along the way, you can stop at the historic Oriel Glyn-y-Weddw Arts Centre or enjoy the warm hospitality and famous beer garden of the Glyn Y Weddw pub. 15 Glyn Y Marian represents a rare opportunity to secure a low-maintenance home or a refined holiday retreat in one of North Wales' most idyllic settings.

Llanbedrog lies just 3 miles from the ever popular Abersoch and just 4 miles from the seaside town of Pwllheli. The seaside village has excellent amenities, and is serviced by a local SPAR supermarket, pharmacy, garage, a local renowned art gallery and several pubs and restaurants. The local village also has a primary school and lies between several bus routes. The popular Llanbedrog beach is a picturesque bay and grants access to the coastal paths over Mynnydd Tir Y Cwmwd (Llanbedrog headland) and towards Pwllheli.

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 - D

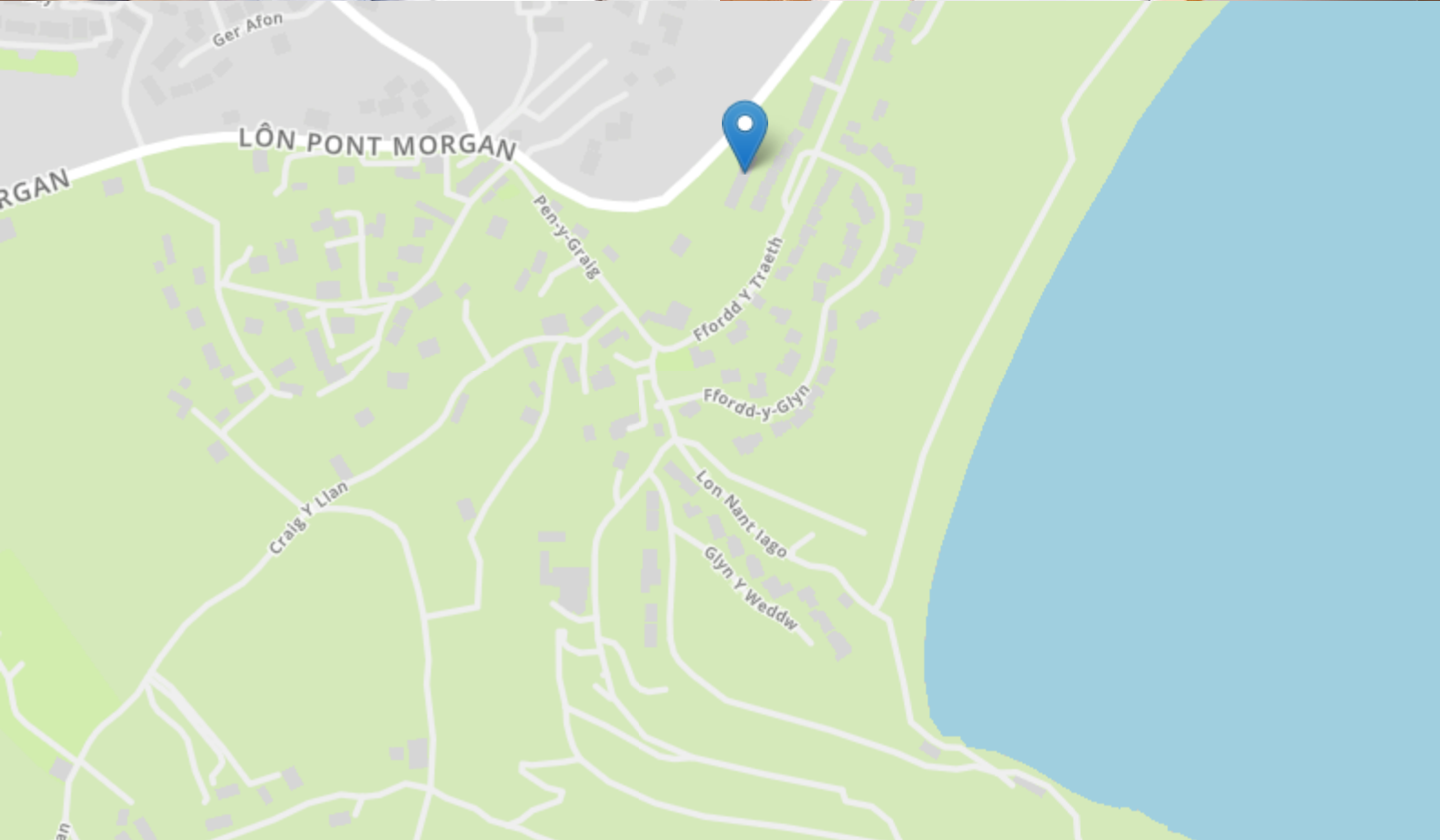
Services Mains water, drainage and electricity.

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.

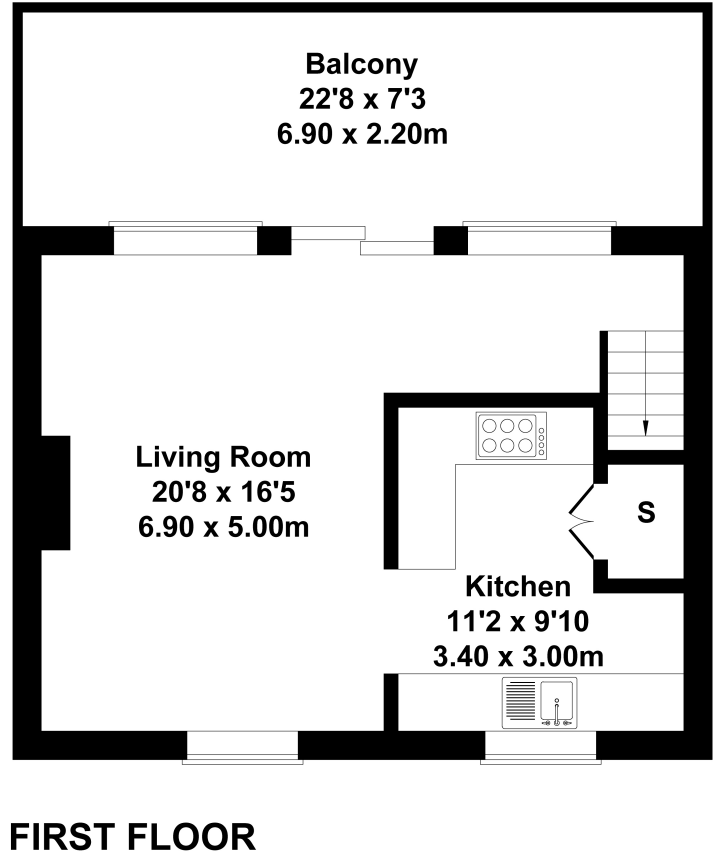
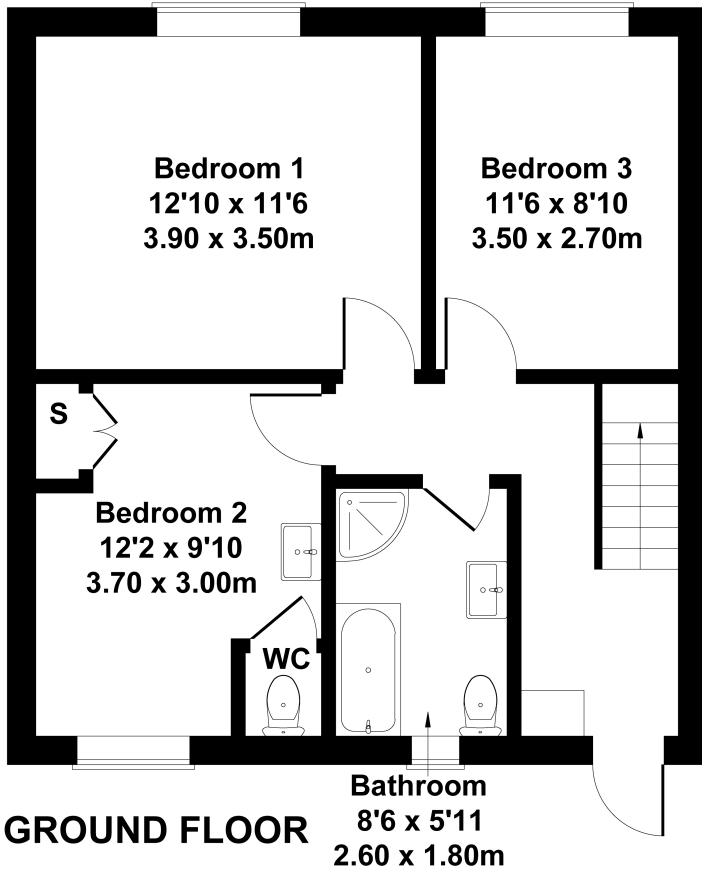
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15 Glyn Y Marian

Approximate Gross Internal Area
893 sq ft - 83 sq m



Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(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	