



Erw Grug, Mynytho, Pwllheli, Gwynedd. LL53 7RL

- 1930's PERIOD PROPERTY
- PANORAMIC SEA AND MOUNTAIN VIEWS
- GENEROUS GARDEN WITH MATURE BORDERS
- ATTACHED GARAGE AND LARGE DRIVEWAY
- SOUTH FACING GARDEN WITH SEA VIEWS TOWARDS ABERSOCH AND PORTH NEIGWL
- SHORT DRIVE TO ABERSOCH
- OPEN FIRE
- ARTS & CRAFT DESIGN

PROPERTY DESCRIPTION

Perched in an elevated position within the sought-after village of Mynytho, Erw Grug is a quintessential 1930s, Arts & Craft design, detached residence that captures the timeless allure of the Llŷn Peninsula. This south-facing gem is perfectly positioned to bask in natural light, offering a lifestyle defined by its breathtaking, ever-changing coastal outlook.

The true soul of the property lies in its command of the landscape. From its vantage point, the home provides a sweeping cinematic experience that stretches from the shimmering waters of Abersoch Bay and the iconic St Tudwal's Islands, across to the dramatic, rugged beauty of Porth Neigwl (Hell's Mouth) to the South West.

Inside, the home retains the generous proportions and airy feel characteristic of its era, making it an ideal family retreat or a prestigious coastal getaway. The layout features four bedrooms and two bathrooms, ensuring ample space for family and guests alike. The living quarters are centered around two distinct sitting rooms, offering a wonderful versatility—whether you prefer a formal lounge to watch the morning sun crest over the islands or a cozy snug with an open fire for hunkering down after a day on the coast.

The exterior is just as impressive, defined by a generous garden that wraps entirely around the property. These grounds are beautifully maintained with mature borders that provide both privacy and a vibrant frame for the sea views. Access is via a secure, gated driveway which provides a sense of seclusion and grand arrival, offering plenty of parking for several vehicles or even a boat—a practical essential for life on the Peninsula.

Erw Grug is more than just a house; it is a front-row seat to the natural majesty of North Wales, combining 1930s architectural charm with some of the most coveted views in Mynytho.

Viewings are highly recommended through Elvins Estate Agents.

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 - F

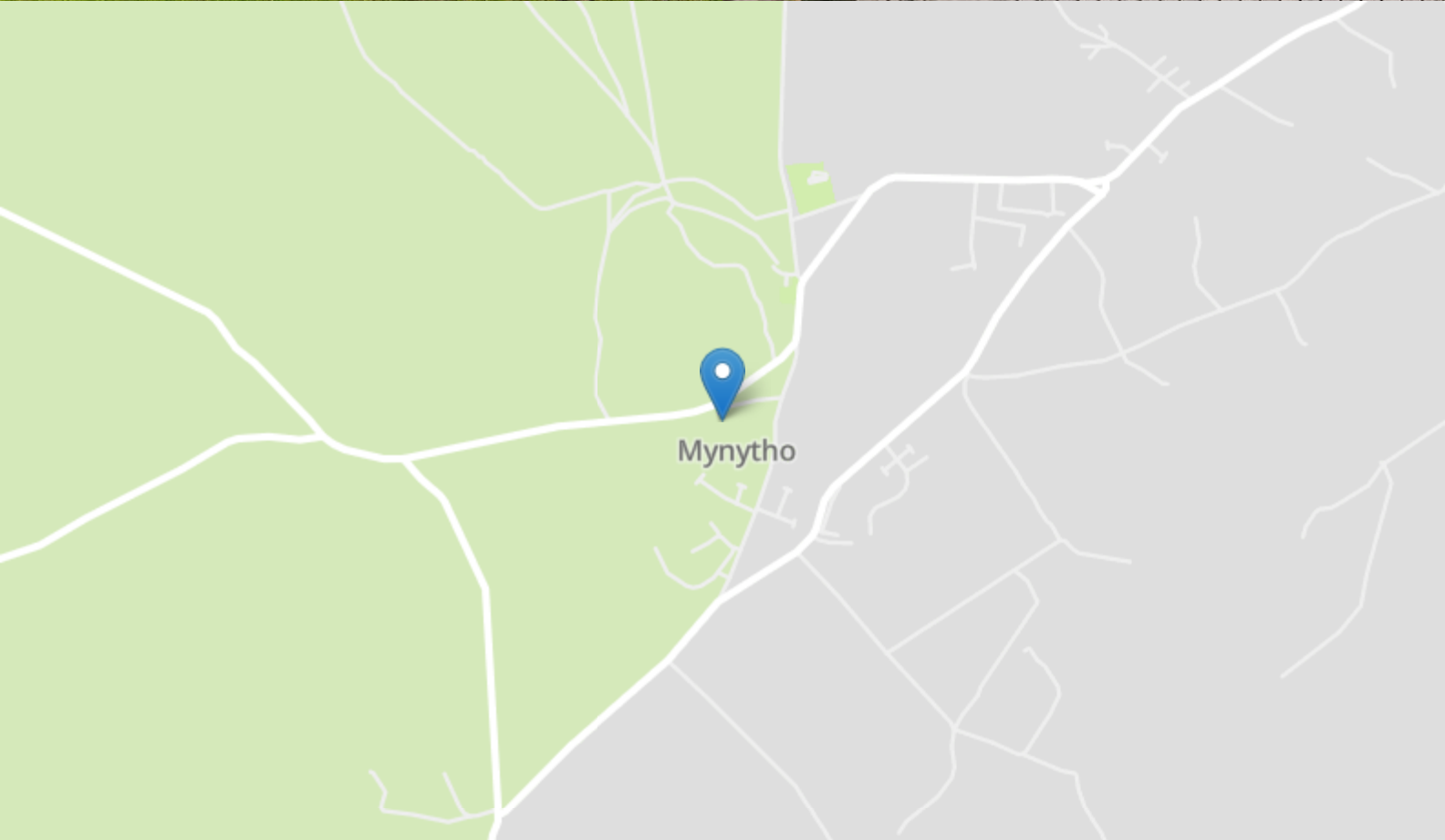
Services Mains water and electricity. Septic tank. Oil fired central heating. Open fire.

Location Information Pwllheli 5.5 miles . Porthmadog 18.8 miles . Bangor 35.2 miles . Chester 96.2 miles . Shrewsbury 93.2 miles . Manchester 131 miles. Viewing Viewing is strictly by appointment only with Elvins Estate Agents

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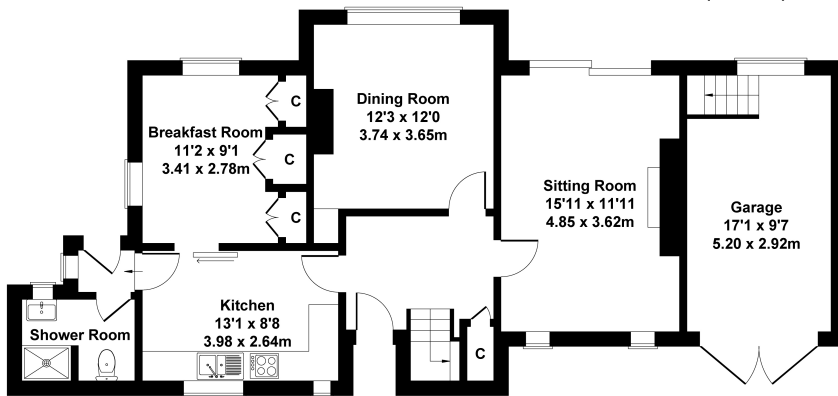


FLOORPLAN & EPC

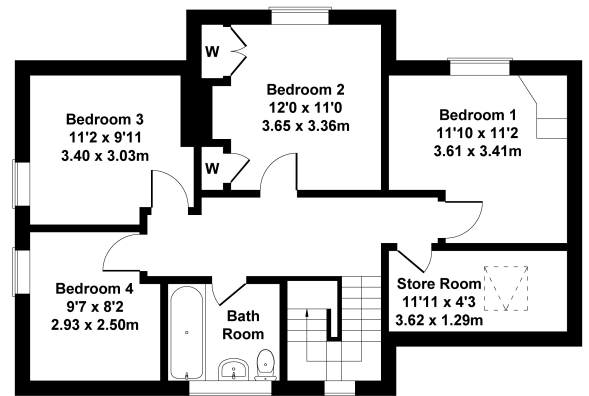


Erw Grug, Mynytho

Approximate Gross Internal Area
1668 sq ft - 155 sq m

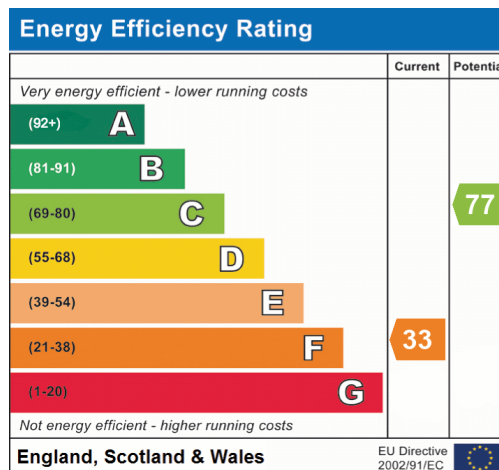


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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