



Bod Arfryn, Mynytho, Pwllheli, Gwynedd. LL53 7RF

- TRADITIONAL WELSH COTTAGE
- PRIVATE OFF STREET PARKING
- PRIVATE REAR GARDEN
- SEA AND COUNTRYSIDE VIEWS
- 3 BEDROOMS + LOFT ROOM
- MODERN KITCHEN

PROPERTY DESCRIPTION

Nestled in the heart of the picturesque village of Mynytho, Bod Arfryn is a quintessential traditional Welsh cottage that perfectly blends characterful charm with the breathtaking natural beauty of North Wales. This stone-built residence stands as a testament to heritage craftsmanship, featuring the thick, robust walls typical of its era that ensure a sense of permanence and cozy insulation from the elements.

As you approach the property, you are greeted by a generous plot that offers an expansive garden, providing a private sanctuary for outdoor relaxation or green-fingered enthusiasts, alongside a substantial driveway that affords ample off-street parking for multiple vehicles.

The ground floor layout is designed for both comfort and functionality, centered around a modern separate kitchen that provides a sleek, contemporary space for culinary pursuits. Flowing from the main living areas, a bright conservatory to the rear acts as a sun-drenched retreat, seamlessly connecting the interior warmth of the cottage with the verdant surroundings of the garden. The property houses three inviting bedrooms and a well-appointed family bathroom, but the true highlight of the first floor is the spectacular vista. Large windows frame panoramic, elevated views that stretch across the vibrant coastal landscape of Abersoch and extend toward the dramatic, rugged peaks of the Snowdonia mountain range.

Adding to the versatility of this enchanting home is a clever loft room, a flexible space reached via a dedicated staircase that could easily serve as additional sleeping quarters for guests or a unique entertaining room. Whether you are watching the sun set over the sea from the upper floors or enjoying the quietude of the thick-walled living spaces, Bod Arfryn offers a rare opportunity to own a piece of Welsh tradition in one of the Llyn Peninsula's most sought-after locations. This home is not just a residence, but a vantage point from which to enjoy the very best of the Welsh countryside and coast.

Mynytho is a peaceful, elevated village on the Llyn Peninsula, famous for its panoramic views over Abersoch, the St Tudwal's Islands, and the Snowdonia mountains. Perfectly positioned just two miles from Abersoch and six miles from Pwllheli, it offers a serene rural lifestyle with easy access to the coast.

The village features a local Post Office and General Store, a historic chapel, and the iconic Foel Tŵr landmark, which provides extensive walking trails via the Wales Coast Path. Residents benefit from a quiet community atmosphere within minutes of the region's best beaches, including Llanbedrog and Hell's Mouth.

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 1.9 miles . Porthmadog 12 miles . Bangor 29 miles . Chester 88 miles . Shrewsbury 86 miles . Manchester 126 miles.

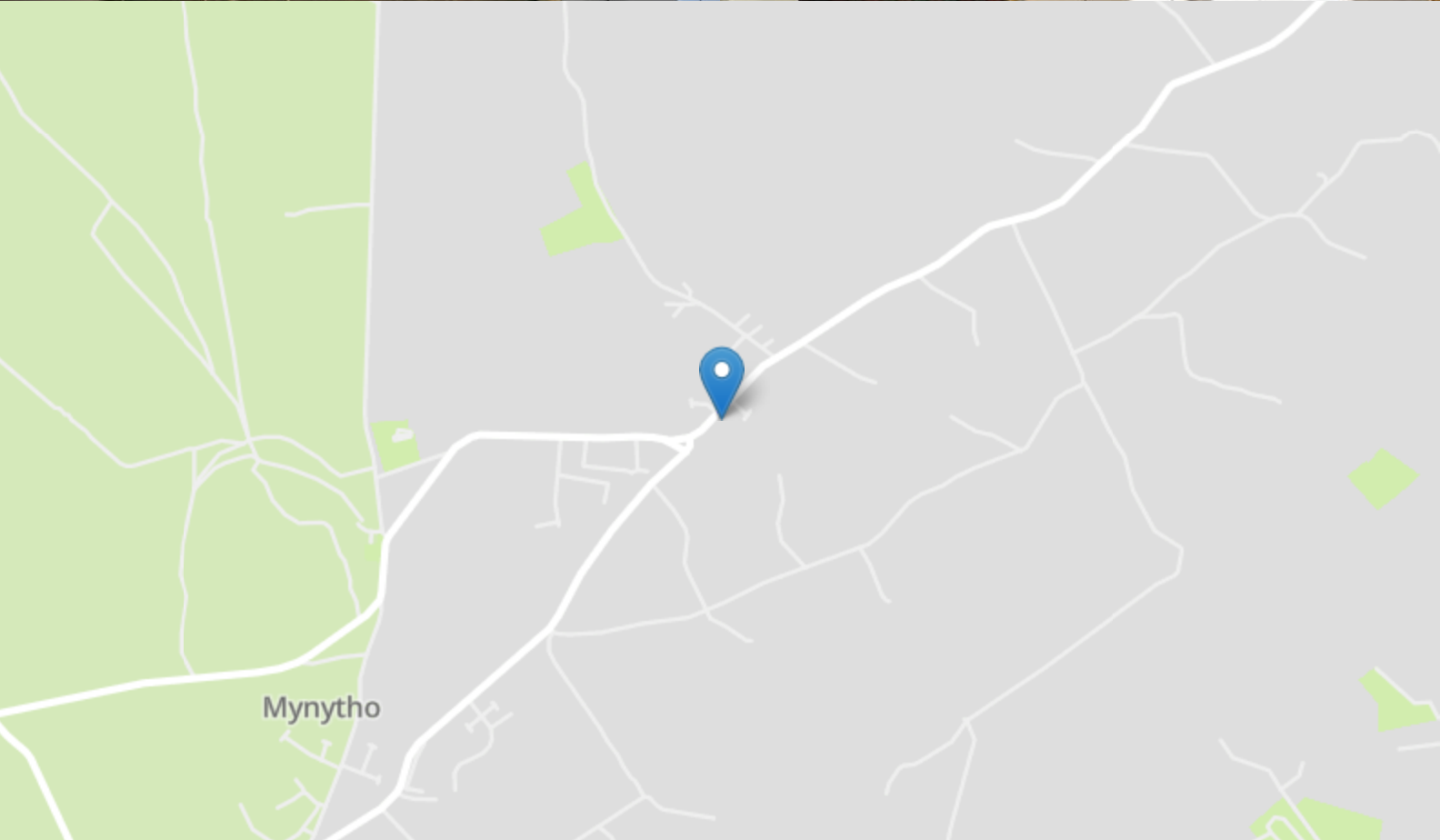
Viewing is strictly by appointment only with Elvins Estate Agents

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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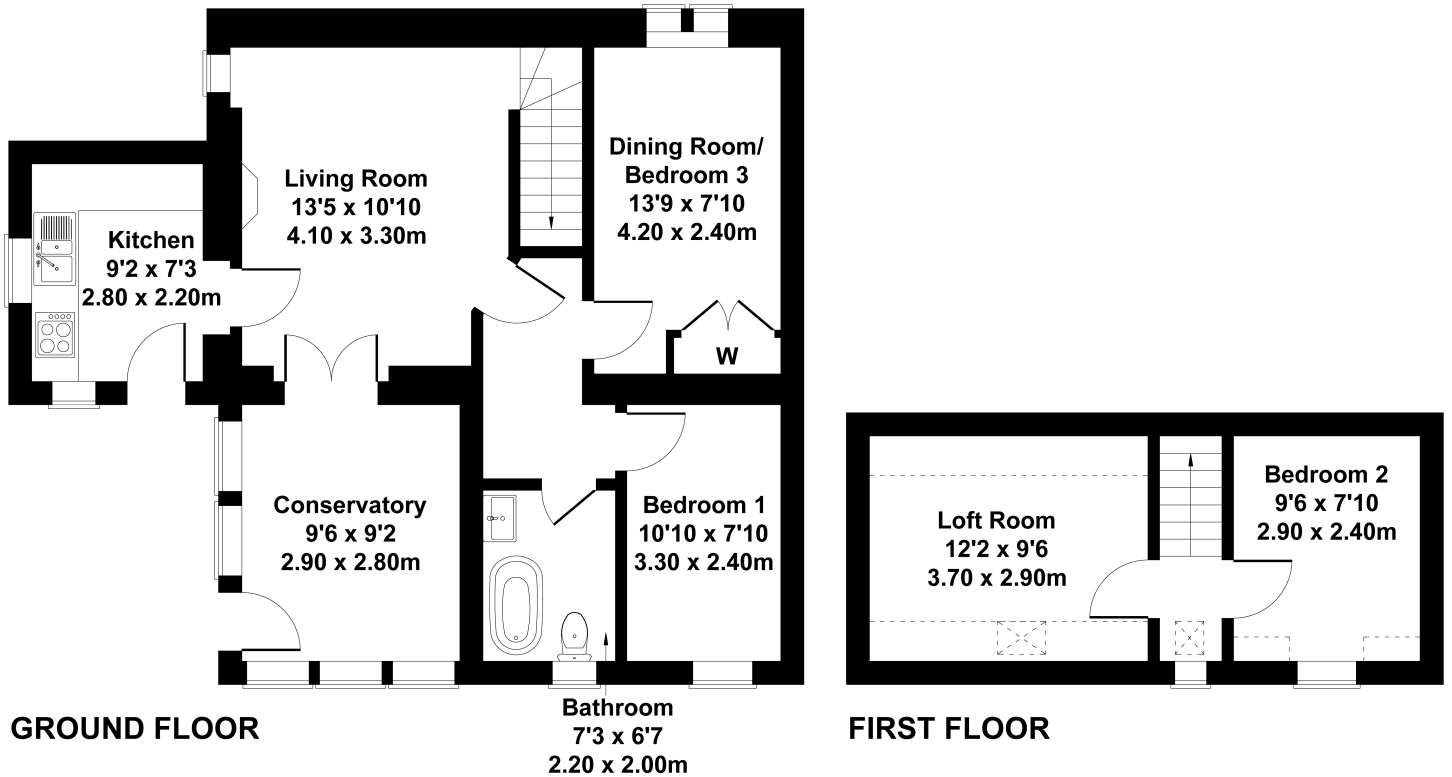


FLOORPLAN



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Approximate Gross Internal Area
893 sq ft - 83 sq m



Not to Scale. Produced by The Plan Portal 2026
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