



Penygraig Cottage, Llanbedrog, Pwllheli, Gwynedd. LL53 7UA

- SHORT WALK TO THE BEACH
- COTTAGE & ATTACHED ANNEXE WITH SEPARATE ENTRANCE
- NO ONWARD CHAIN
- GENEROUS PLOT WITH MATURE GARDENS
- PRIVATE PARKING

PROPERTY DESCRIPTION

Hidden in the highly sought-after coastal village of Llanbedrog, Pen Y Graig is a quintessential traditional Welsh cottage that effortlessly blends timeless character with versatile living. Set within a generous plot surrounded by beautifully established mature borders, this unique property offers a rare combination of a charming main residence and a self-contained, attached annexe. It is an ideal setup for multi-generational living, hosting guests, or exploring holiday let potential.

The heart of the main cottage is the living room, where a magnificent vaulted ceiling with exposed beams enhances the sense of space and light, while a cozy log burner provides the perfect focal point for chilly coastal evenings. From here, a staircase leads up to a versatile loft room, perfect for extra storage. The character continues into the galley-style kitchen, which is thoughtfully designed with traditional exposed beams and a classic Belfast sink. A comfortable double bedroom with dual aspect windows and a shower room complete the main cottage's accommodation.

Providing excellent flexibility, the attached annexe serves as a private, self-contained retreat. Complete with its own bedroom and dedicated shower room, it offers independence and privacy for extended family or visiting guests.

Outside, the property boasts impressive curb appeal with its mature garden, and practicalities are well taken care of with allocated parking conveniently situated on both sides of the property.

The location is truly unbeatable for anyone seeking the ultimate coastal lifestyle. Pen Y Graig sits just a short, scenic stroll from the sheltered sandy shores of Llanbedrog Beach, famous for its iconic, colorful beach huts. Also just minutes away on foot are the historic Plas Glyn-y-Weddw arts centre—with its magnificent Gothic architecture and woodland trails—and the welcoming Glyn Y Weddw pub, a favorite local spot for a hearty meal after a day by the sea.

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

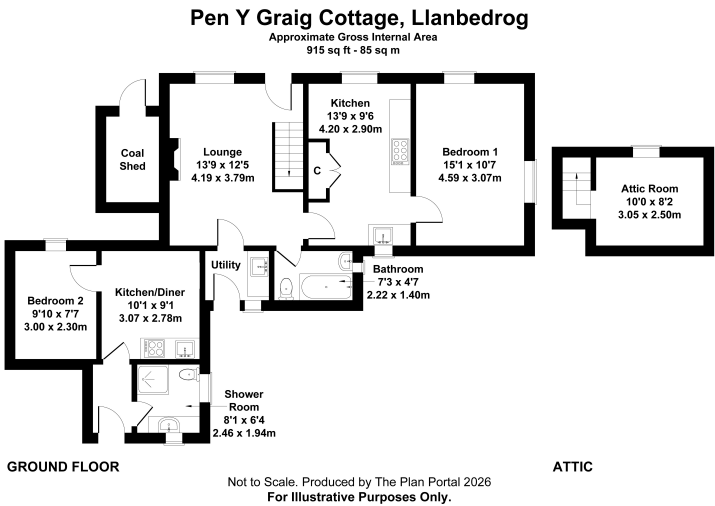
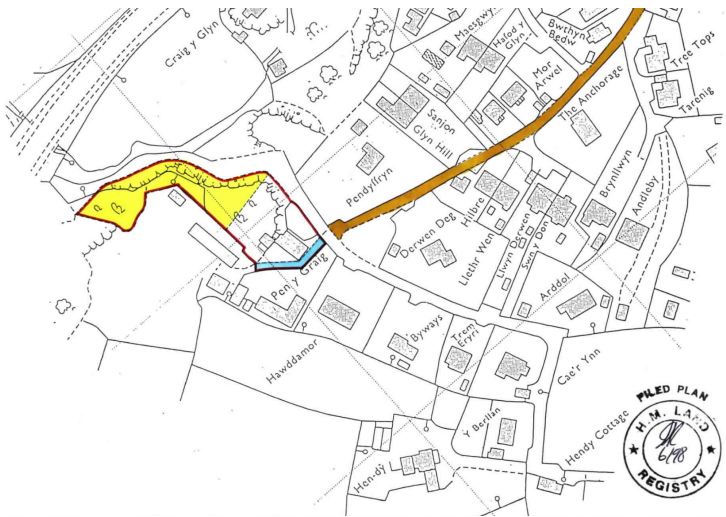
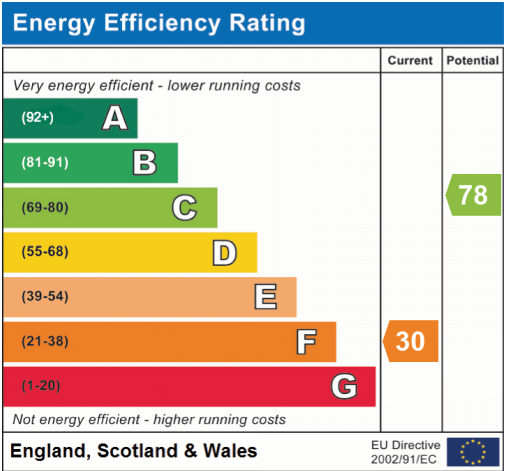
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