



# Birkdale, Llanbedrog, Pwllheli, Gwynedd. LL53 7NU

- CENTRAL LOCATION
- AIR SOURCE HEAT PUMP & SOLAR PANELS
- OFF STREET PARKING
- LOG BURNER
- PRIVATE REAR GARDEN
- DETACHED SELF CONTAINED UNIT WITH STUDIO/STORAGE ABOVE



## PROPERTY DESCRIPTION

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Located in the highly sought-after heart of Llanbedrog, Birkdale is a magnificent four-storey residence and a self contained unit that effortlessly combines coastal charm with contemporary luxury. Lovingly renovated by its current owners, this substantial property offers a rare blend of expansive family living, eco-conscious efficiency, and premier village convenience. Whether you are looking for a spectacular multi-generational family home or a premium coastal retreat, Birkdale delivers on every level.

The lower ground floor has been reimagined as the ultimate social hub. This expansive, open-plan space features a brand-new chef's kitchen that flows seamlessly into the dining and lounge areas. A cozy log burner acts as a stunning focal point, making it just as perfect for warm summer entertaining as it is for chilly coastal evenings.

Spread across the upper three storeys are six bright and airy bedrooms, offering flexible layouts that can easily accommodate home offices or dressing rooms. These rooms are served by three newly refurbished, high-specification bathrooms that bring a touch of boutique hotel luxury to everyday life.

### The Self-Contained unit

Positioned within the grounds is a completely independent, detached 1-bedroom, 1-bathroom unit. This self-contained space provides excellent versatility, making it ideal for dependent relatives, independent teenagers or other. This building also features a studio/storage above, accessible via an external staircase.

### Eco-Forward & Outdoors

Birkdale is fully prepared for the future, boasting significant eco-upgrades including an efficient air-source heat pump and solar panels to dramatically reduce running costs. Outside, the property enjoys a sun-drenched rear courtyard designed for low-maintenance alfresco dining. Rare for such a central village location, the property also benefits from a detached garage and a large driveway providing parking for multiple vehicles or boats.

**The Location:** Set in the heart of Llanbedrog, Birkdale is just a short, level stroll from the renowned sheltered sandy beach, the iconic colorful beach huts, National Trust woodland walks, and popular local bistros.

**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. Air source heat pump, solar panels

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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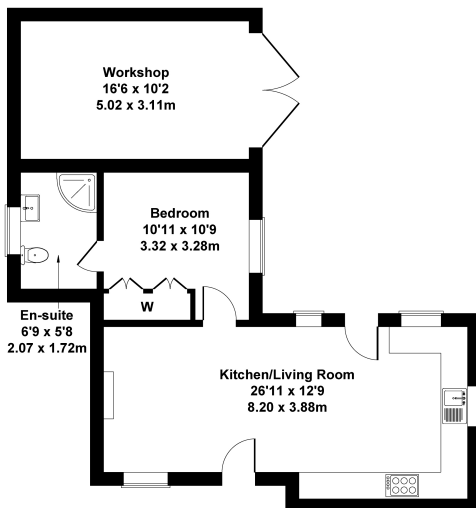
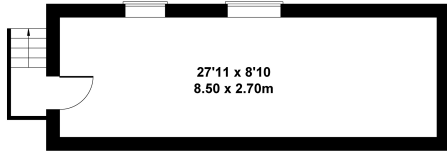


# FLOORPLAN

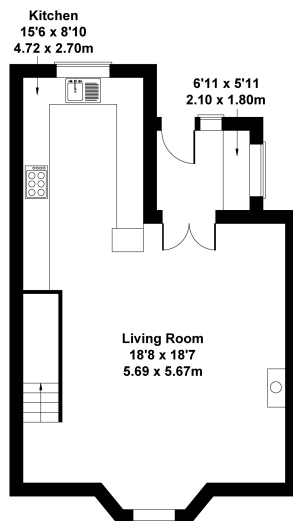


## Birkdale, Llanbedrog

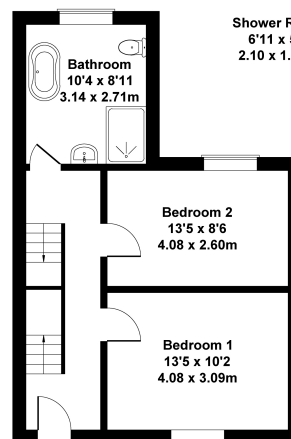
Approximate Gross Internal Area  
2669 sq ft - 248 sq m



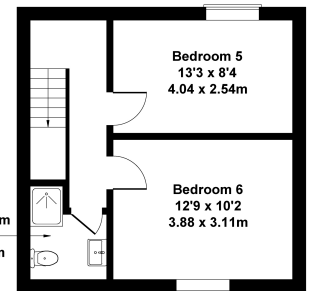
ANNEXE



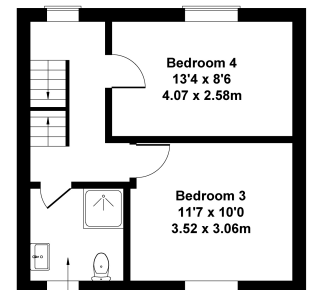
LOWER GROUND FLOOR



GROUND FLOOR



ATTIC



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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