



# 7 (Bay View), Pen Y Bryn Estate, Mynytho, Pwllheli, Gwynedd. LL53 7SE

- SOUGHT AFTER LOCATION
- SEA VIEWS
- PRIVATE GARDEN
- CORNER PLOT
- GARAGE AND WORKSHOP
- FRONT AND REAR GARDENS

## PROPERTY DESCRIPTION

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Nestled in the highly sought-after village of Mynytho on the breathtaking Llŷn Peninsula, this exceptional 3-bedroom, 3-bathroom detached bungalow offers an unbeatable combination of space, versatility, and far reaching sea views.

Occupying an elevated position, the property captures spectacular vistas sweeping over Abersoch Bay, St Tudwal's Islands, and out towards the dramatic coastline of Hell's Mouth. The accommodation has been designed to maximize natural light and comfortable living throughout, complimented by a detached garage and a workshop, off-road parking, and mature gardens to both the front and rear.

At the heart of the home is a generous lounge, perfectly positioned to soak in the stunning coastal scenery. Flowing seamlessly from the lounge is a dedicated dining area, making it an ideal space for entertaining friends or relaxing with family. To the rear, a separate, fully-fitted kitchen provides a practical and well-appointed culinary hub with direct access to the garden.

The property boasts a thoughtful layout designed for privacy and convenience. The spacious primary bedroom features its own private en-suite shower room, while the second generous double bedroom also benefits from its own dedicated en-suite shower room. A comfortable third bedroom is conveniently served by the main family bathroom.

The front garden provides a charming frame for those incredible sea views, while the private rear garden offers a peaceful sanctuary for alfresco dining and summer BBQs. The property also features a spacious driveway with generous off-road parking. Practicality is paramount here, with the added benefit of both a garage and a separate workshop—offering endless potential for hobbies, storage, or coastal equipment like paddleboards and wetsuits.

**Location Highlight:** Mynytho offers a peaceful village atmosphere with local amenities, while being just a short drive from the vibrant coastal hub of Abersoch, renowned for its golden beaches, sailing, and popular eateries.

### Tenure

We believe the property to be Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

### Services

Mains water, drainage and electricity. Oil fired central heating.

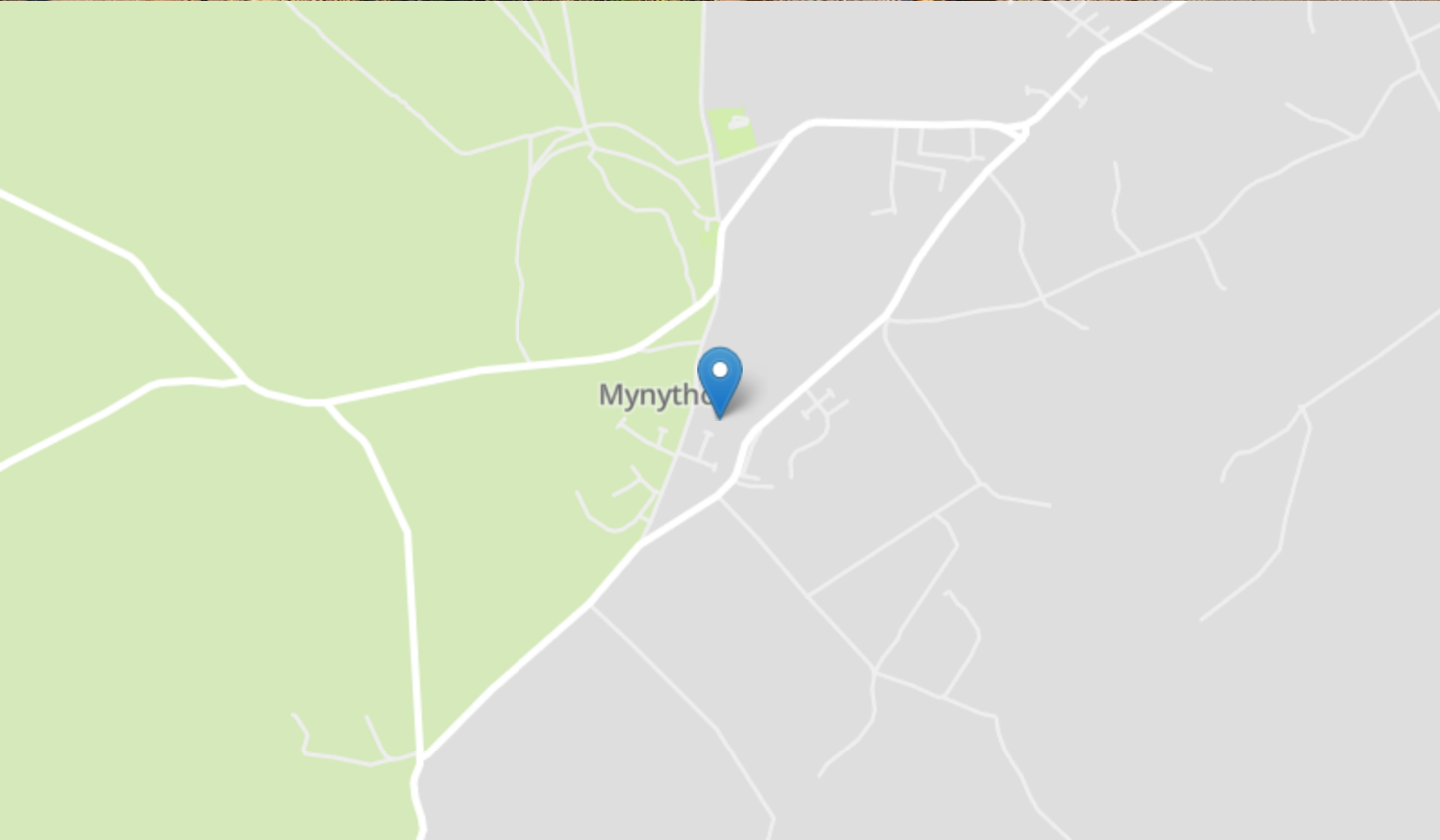
Viewing is strictly by appointment only with Elvins Estate Agents

### 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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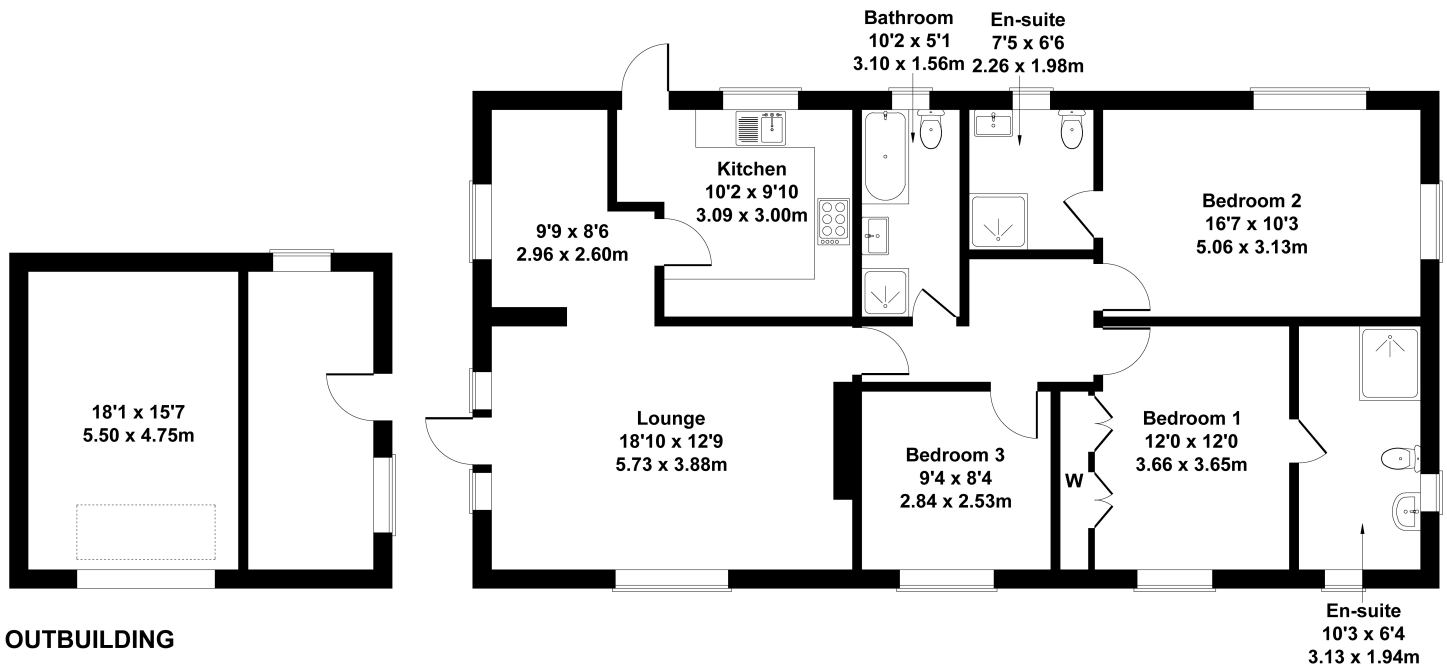


# FLOORPLAN



## 7 Pen Y Bryn Estate, Mynytho

Approximate Gross Internal Area  
1453 sq ft - 135 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

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