Rhys Elvins
Estate Agents | Gwerthwr Tai

Offers in Region of £950,000 Freehold
FOR SALE



Brig Y Don, Lon Bridin, Morfa Nefyn, Pwllheli, Gwynedd. LL53 6BY

- 2 BEDROOM ANNEXE
- 3100 SQFT
- SEA VIEWS
- CLOSE TO THE BEACH
- MATURE GARDEN WITH GREAT PRIVACY
- PRIVATE BALCONY

6 High Street, Abersoch, LL53 7DY

01758 712003
sales@elvinsestateagents.co.uk

PROPERTY DESCRIPTION

Commanding a breathtaking position on the highly sought-after Beach Road in Morfa Nefyn, Brig Y Don is a spectacular coastal property that perfectly balances modern luxury with an idyllic seaside lifestyle.

Situated just a two-minute stroll from the sweeping sandy shores, this residence boasts a truly dramatic backdrop, where panoramic sea views meet the majestic silhouette of the Welsh mountains. Comprehensively renovated to an exceptional, high-end standard, Brig Y Don comprises a luxurious four-bedroom main residence alongside a highly successful, self-contained two-bedroom lower-ground-floor annexe—currently operating as a lucrative Airbnb.

Designed to maximize its elevated coastal position, the main home is bathed in natural light and finished with premium contemporary fixtures. The expansive, open-plan living area beautifully frames the incredible coastal vistas. From the gable end, you can step out onto a private, elevated balcony which serves as the ultimate vantage point for morning coffees or watching the sun set directly over the sea. This principal home offers four beautifully appointed, generous bedrooms served by two sleek, modern bathrooms featuring high-specification tiling and luxury suites.

The Annexe

Perfect for multi-generational living or continued use as a high-yield holiday let, the self-contained lower-ground-floor apartment is finished to the same exacting standards. It features two comfortable bedrooms, a contemporary bathroom, and an inviting open-plan living and kitchen area. A dedicated private courtyard ensures complete privacy for guests or extended family away from the main house.

External & Grounds

Brig Y Don sits on a remarkably generous plot for such a prime beachside location. To the front, a large, sweeping driveway provides comfortable off-road parking for up to six vehicles, offering ample space for boat or marine craft storage. The exterior also features a beautifully landscaped, expansive rear garden complete with mature borders, lush lawns, and sun-drenched seating areas, alongside the separate, low-maintenance courtyard designated specifically for the holiday annexe.

Key Features

This prime beachside location sits just a two-minute walk from the beach and the famous coastal paths of Morfa Nefyn. The property offers spectacular dual vistas with uninterrupted sea views to the front and a dramatic mountain backdrop to the rear. It arrives in turn-key condition, having been completely renovated to a high modern standard with no upward chain. Additionally, the established Airbnb annexe provides an immediate return on investment, while the external grounds offer rare space for up to six cars and a large private rear garden.

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.

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.

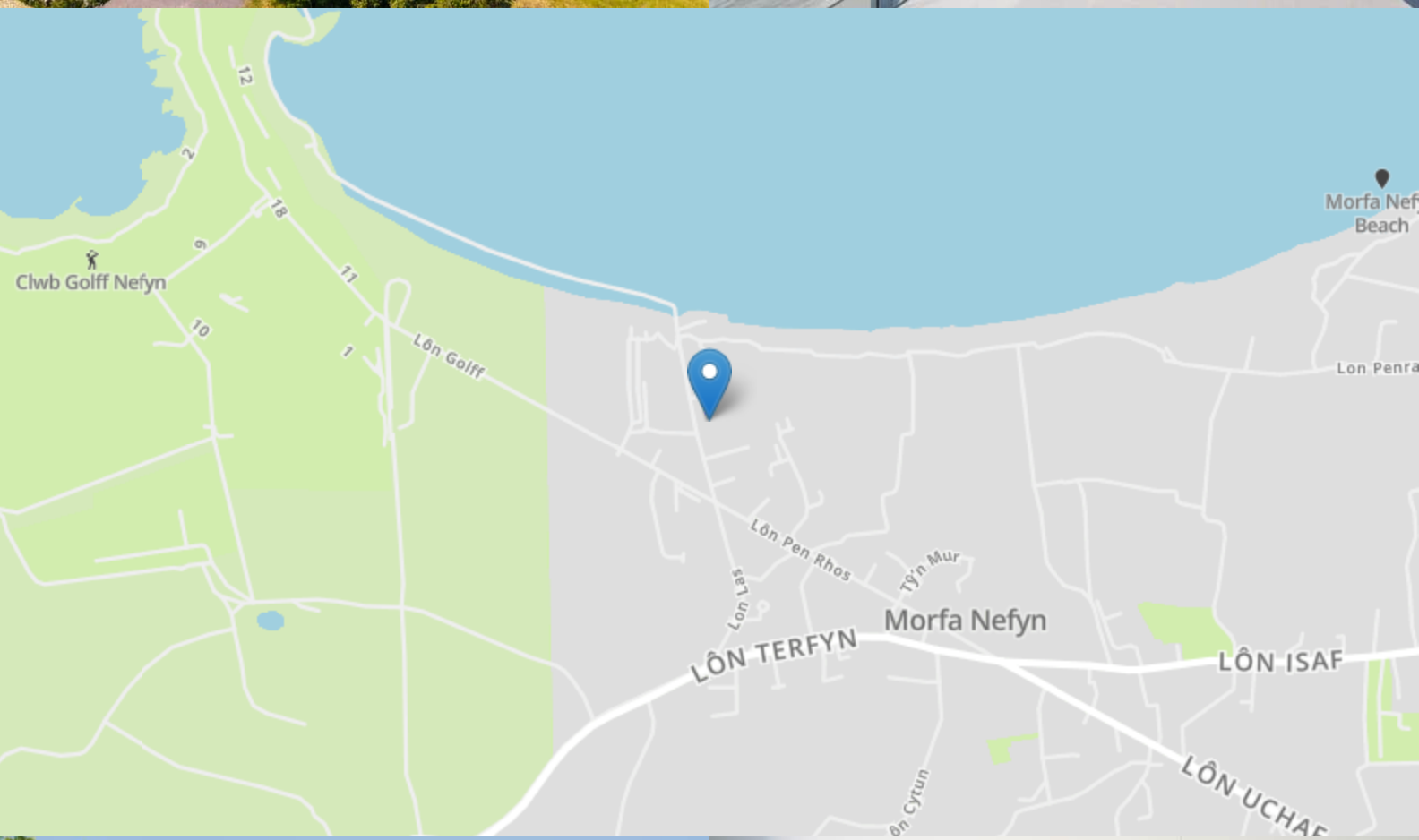
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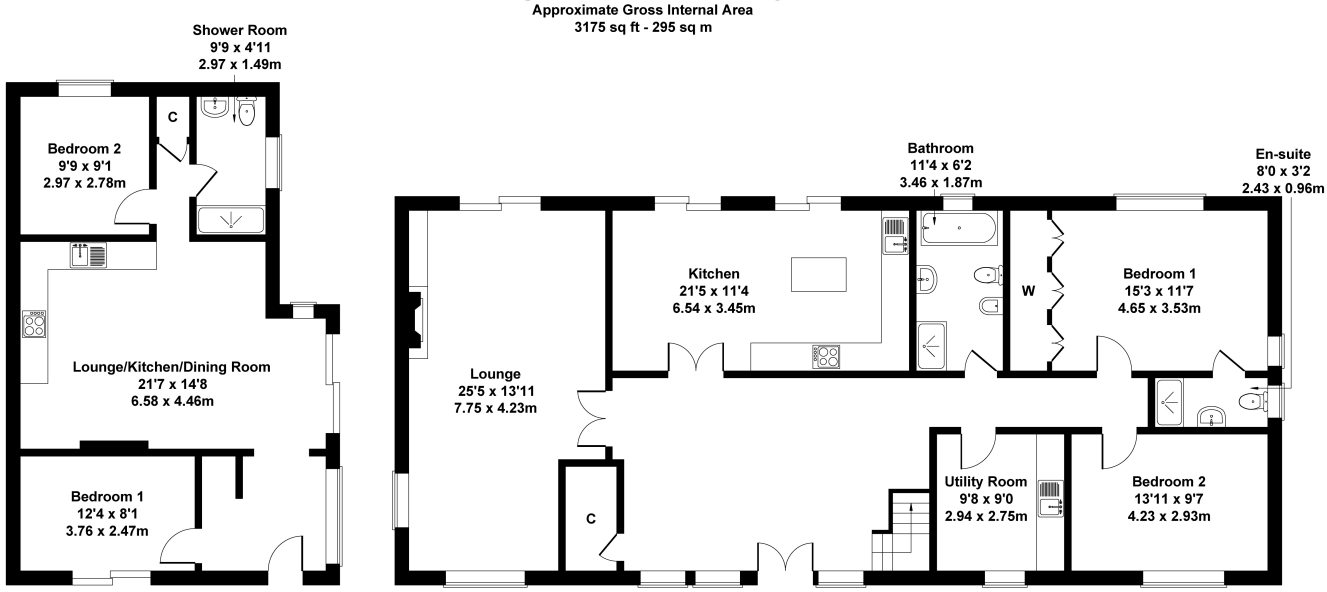




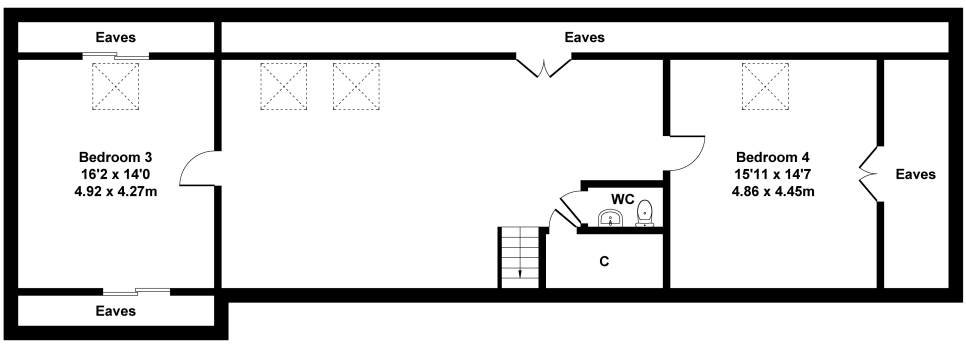
FLOORPLAN & EPC

Brig Y Don, Morfa Nefyn

Approximate Gross Internal Area
3175 sq ft - 295 sq m

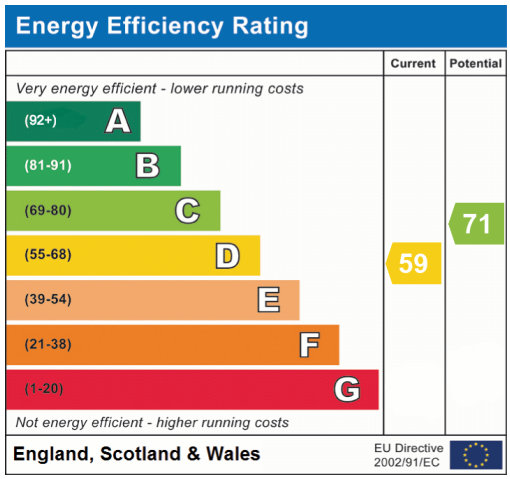


GROUND FLOOR APARTMENT **GROUND FLOOR**



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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