



Nant Y Mor, Bwlchtocyn, Pwllheli, Gwynedd. LL53 7EU

- 3800 SQFT
- STUNNING FAR REACHING SEA VIEWS
- A STONES THROW FROM THE BEACH
- BEAUTIFUL MATURE GARDEN (ENCLOSED)
- TWO KITCHENS, ACROSS TWO FLOORS, OFFERING INDEPENDENT LIVING
- LARGE GATED DRIVEWAY

PROPERTY DESCRIPTION

Cherished by the current owners for 16 years, Nant Y Mor is a rare coastal sanctuary situated in the prestigious enclave of Bwlchto cyn, just moments from Abersoch. Positioned merely a stone's throw from Machroes Beach and the iconic Mickey's Beach Café, this magnificent residence offers an enviable lifestyle for watersports enthusiasts and beach lovers alike. Whether launching a boat, carrying a paddleboard straight onto the shore from your doorstep, or taking a scenic coastal stroll into Abersoch along the sand or golf course, the property enjoys an unbeatable position on the Llŷn Peninsula.

The interior layout spans two generously proportioned floors, thoughtfully arranged to capitalize on its surroundings. The first floor serves as the heart of the residence, designed to maximize the breathtaking, far-reaching sea views across the bay. Here, a vast open-plan living and dining area provides a spectacular space for entertaining, wrapped in panoramic vistas and opening directly onto a broad sun terrace. This floor also hosts a separate games room, alongside four well-appointed bedrooms and three modern bathrooms.

On the ground floor, two additional bedrooms offer versatile accommodation suitable for extended family, guests, or a dedicated home office, accompanied by the fourth bathroom. This level features its own separate kitchen and utility room alongside substantial integrated storage spaces—ideal for housing wet suits, beach gear, and outdoor equipment independently from the main living quarters.

Extending beyond the home, the grounds at Nant Y Mor have been expertly landscaped to create a private coastal haven. A gated entrance leads to an extensive driveway with ample off-road parking for multiple vehicles, boat trailers, and watercraft. Beautiful mature gardens surround the home, framed by local stone walls and bursting with established trees, plants, and vibrant floral borders. A level lawn near the entrance hosts a dedicated garden room alongside a covered BBQ area, providing the perfect setting for an outdoor kitchen or hot tub retreat.

Nant Y Glyn is a delightful home with so much to offer and would make the ideal multi-generation property due to the extensive flexibility it offers. Early viewings are highly recommended.

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 - F

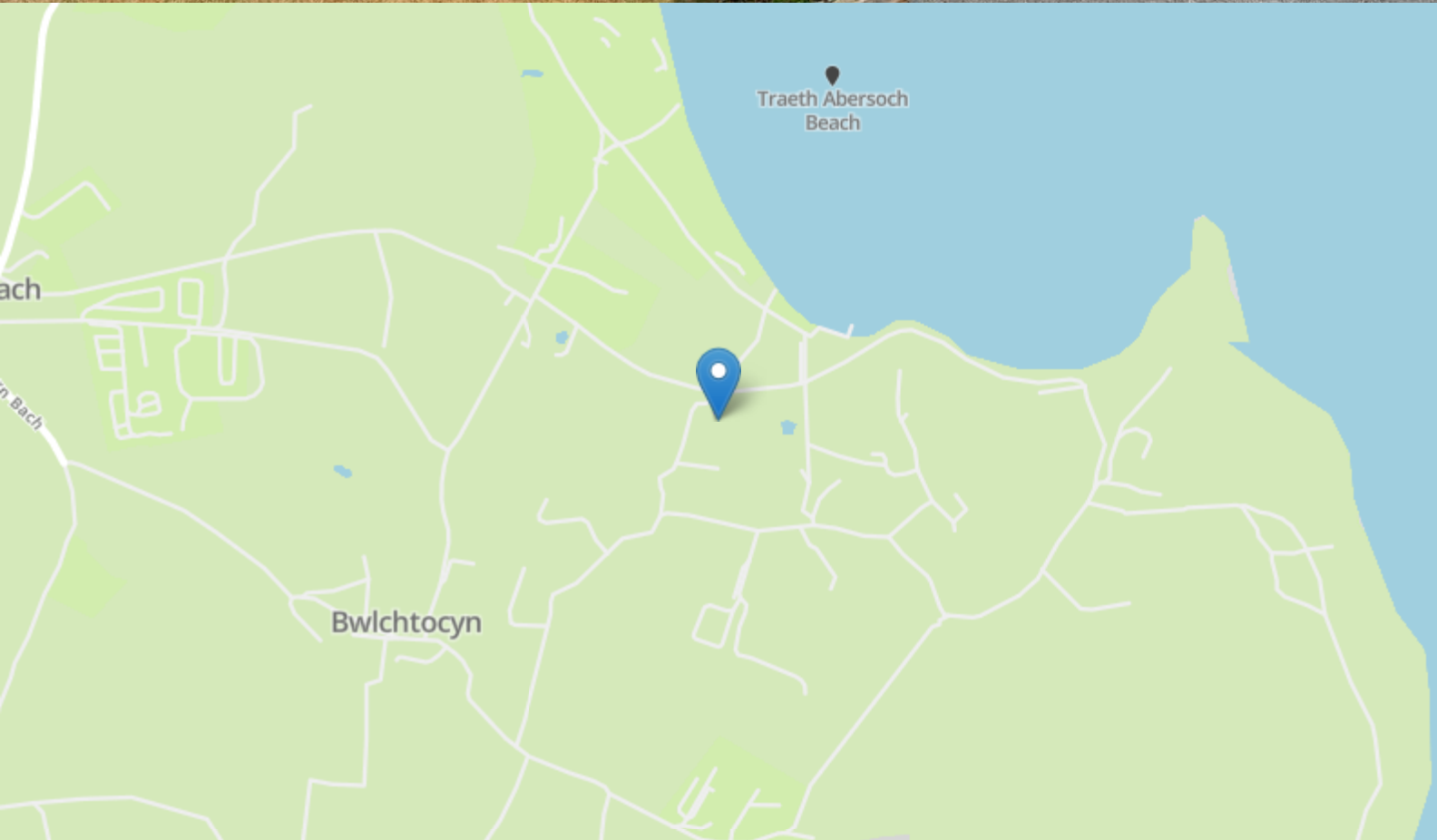
Services Mains water, drainage and electricity. Location Information Pwllheli 4.2 miles . Porthmadog 17.4 miles . Bangor 33.1 miles . Chester 94.8 miles . Shrewsbury 91.9 miles . Manchester 129 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents

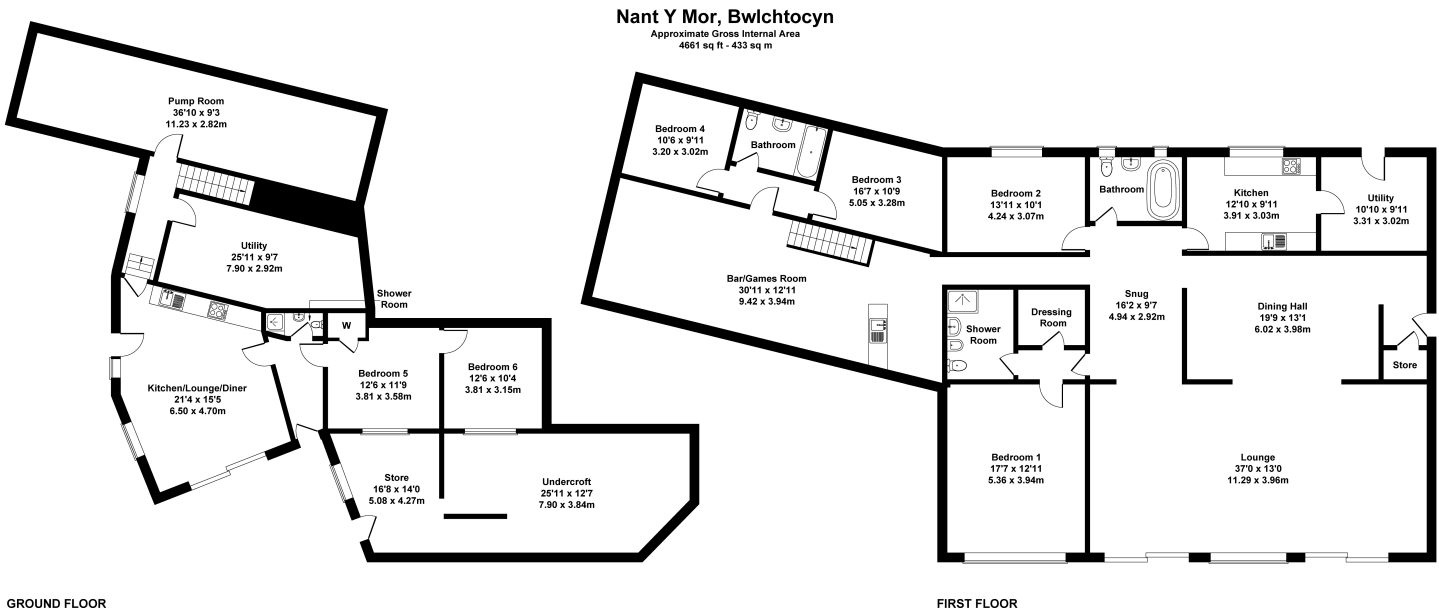
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FLOORPLAN & EPC



Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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