£195,000 Freehold
FOR SALE



Bwthyn Pedrog, Llanbedrog, Pwllheli, Gwynedd. LL53 7PE

- CHARACTER COTTAGE
- EXCELLENT CONDITION
- SYMPATHETICALLY MODERNISED
- VILLAGE LOCATION
- SHORT WALK TO LLANBEDROG BEACH, PUBS AND SHOPS
- PRIVATE COURTYARD
- OIL FIRED AGA
- £0 STAMP DUTY FOR RESIDENTIAL BUYERS

6 High Street, Abersoch, LL53 7DY

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PROPERTY DESCRIPTION

In the heart of the picturesque coastal village of Llanbedrog, Bwthyn Pedrog is a charming two-bedroom stone cottage that sympathetically combines authentic Welsh heritage with modern comfort. Presented in excellent condition throughout, the property seamlessly pairs original architectural features with high-quality contemporary finishes to create an inviting, effortless coastal home.

The ground floor opens into a cosy, character-rich reception room featuring wooden flooring, exposed timber beams, exposed stone walls, and an impressive inglenook fireplace that serves as a striking focal point. Towards the rear, the thoughtfully updated kitchen centers around a traditional oil-fired Aga, offering both functional cooking and inviting warmth. From here, doors lead out to a private, enclosed rear courtyard—a peaceful, secluded sanctuary perfect for morning coffee or alfresco dining.

Upstairs, the cottage continues to showcase its period charm, offering two well-proportioned bedrooms with flexible layouts, served by a fresh, contemporary bathroom suite.

Situated just a short, level stroll from the golden sands of Llanbedrog Beach, scenic National Trust coastal paths, and popular local village pubs, Bwthyn Pedrog presents an outstanding opportunity as a turn-key coastal retreat, holiday investment, or idyllic permanent home on the Llyn Peninsula.

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.

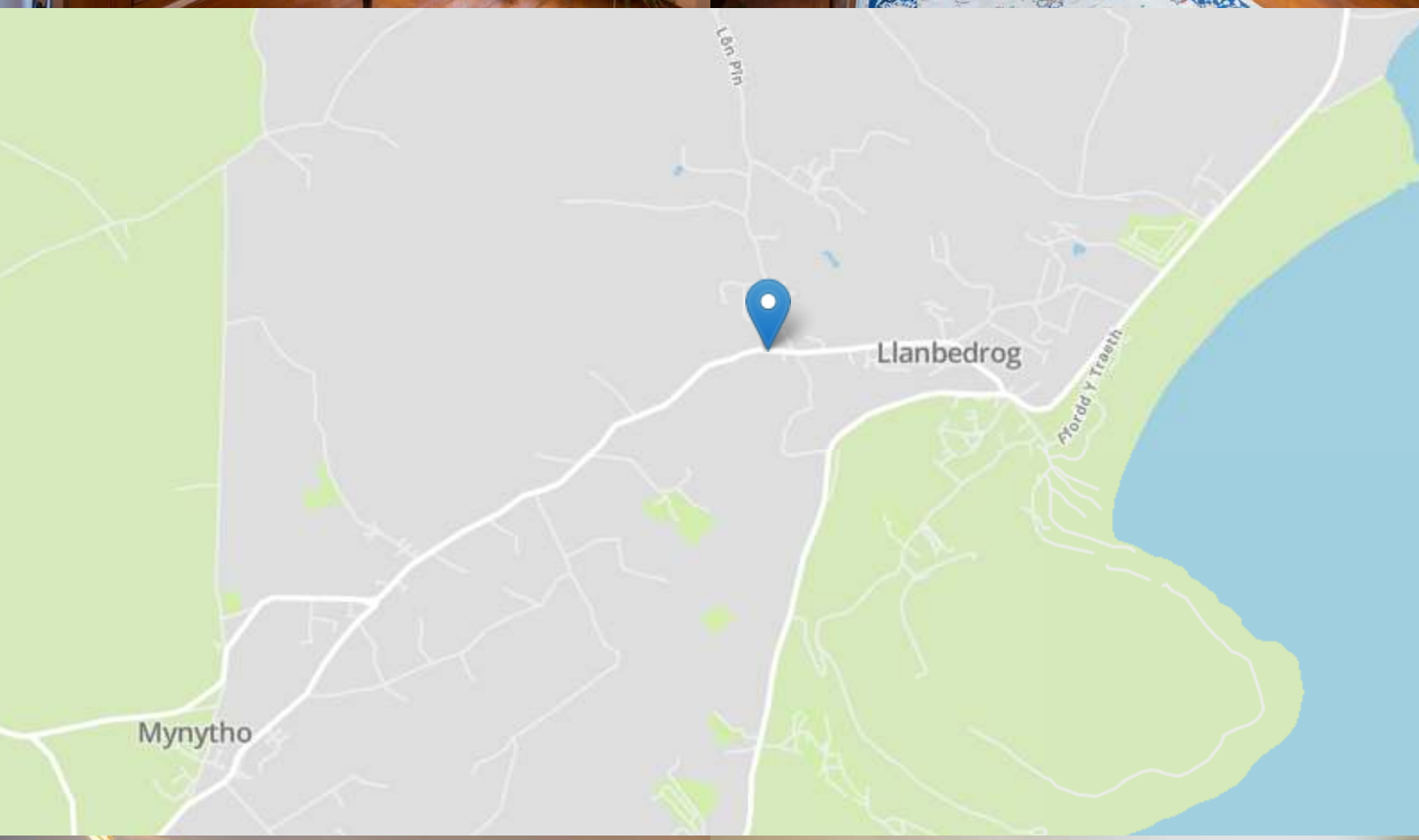
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Llanbedrog
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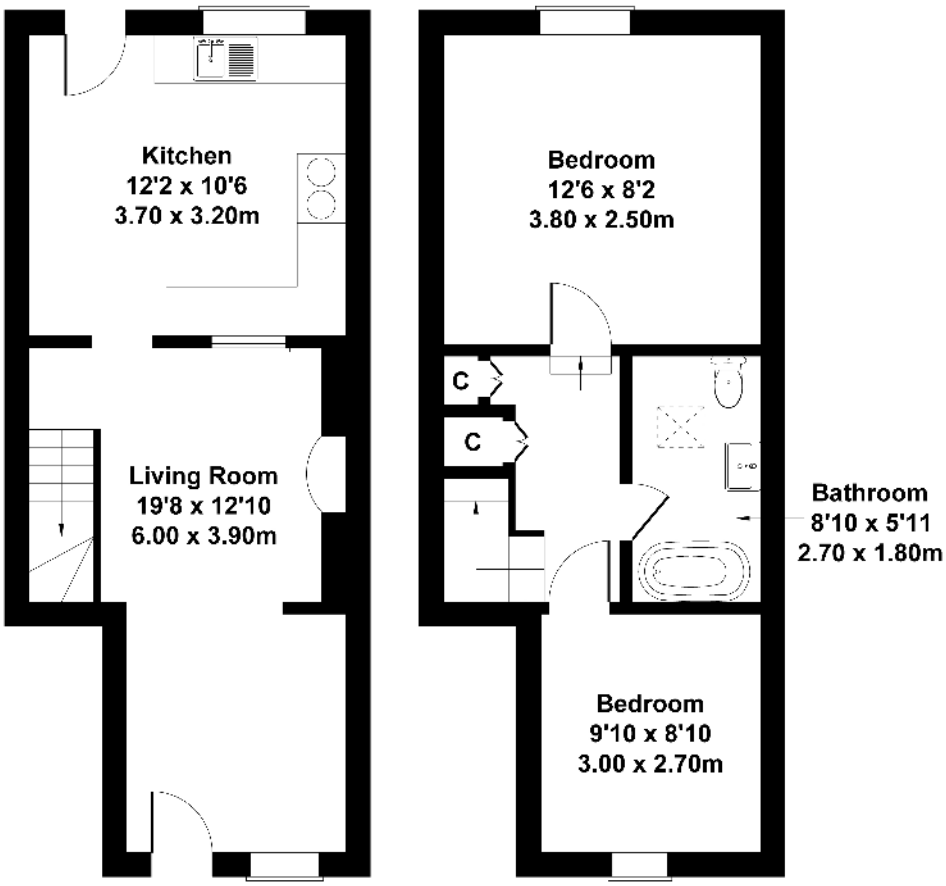




FLOORPLAN & EPC

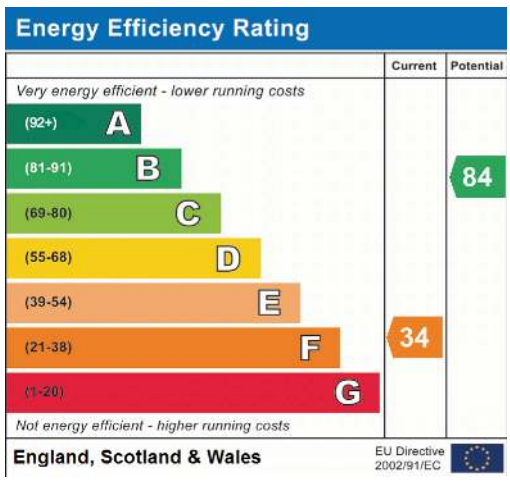
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Approximate Gross Internal Area
764 sq ft - 71 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026
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