



2 Bryn Hyfryd, Llanbedrog, Pwllheli, Gwynedd. LL53 7NU

- CHARMING STONE BUILT COTTAGE
- SHORT WALK TO BEACH AND PUBS
- THREE BEDROOMS
- TERRACED REAR GARDEN WITH SUNTRAP PATIO
- OFF ROAD PARKING
- LOG BURNER

PROPERTY DESCRIPTION

Tucked away in a convenient location within the highly sought-after coastal village of Llanbedrog, 2 Bryn Hyfryd is a delightful stone-built cottage, brimming with traditional character and charm. Ideally positioned within walking distance of the beautiful sandy beach, this appealing property offers a wonderful opportunity to acquire a much-loved coastal retreat in the heart of the Llŷn Peninsula.

The cottage provides well-proportioned accommodation, comprising three bedrooms, including two comfortable double bedrooms and a smaller third bedroom. The spacious lounge is a particularly inviting feature, with a log-burning stove creating a cosy focal point. The kitchen provides a practical and welcoming space for preparing meals and dining.

Externally, the property benefits from an attractive terraced rear garden, thoughtfully hard landscaped to make the most of its elevated position. The sun trap patio provides an ideal setting for outdoor dining and enjoying the sunshine. A useful laundry room is conveniently accessed from the patio, adding valuable practicality, while off-road parking is available for one large or two small cars.

The location is undoubtedly one of the property's greatest attractions. Llanbedrog is renowned for its beautiful sandy beach and picturesque coastline. The vibrant seaside village of Abersoch, with its excellent selection of restaurants, cafés, and shops, is approximately three miles away, while the market town of Pwllheli is also within easy reach.

A delightful turnkey coastal cottage, combining traditional charm, comfortable accommodation and a convenient village location.

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 C

Services Mains water, drainage and electricity.

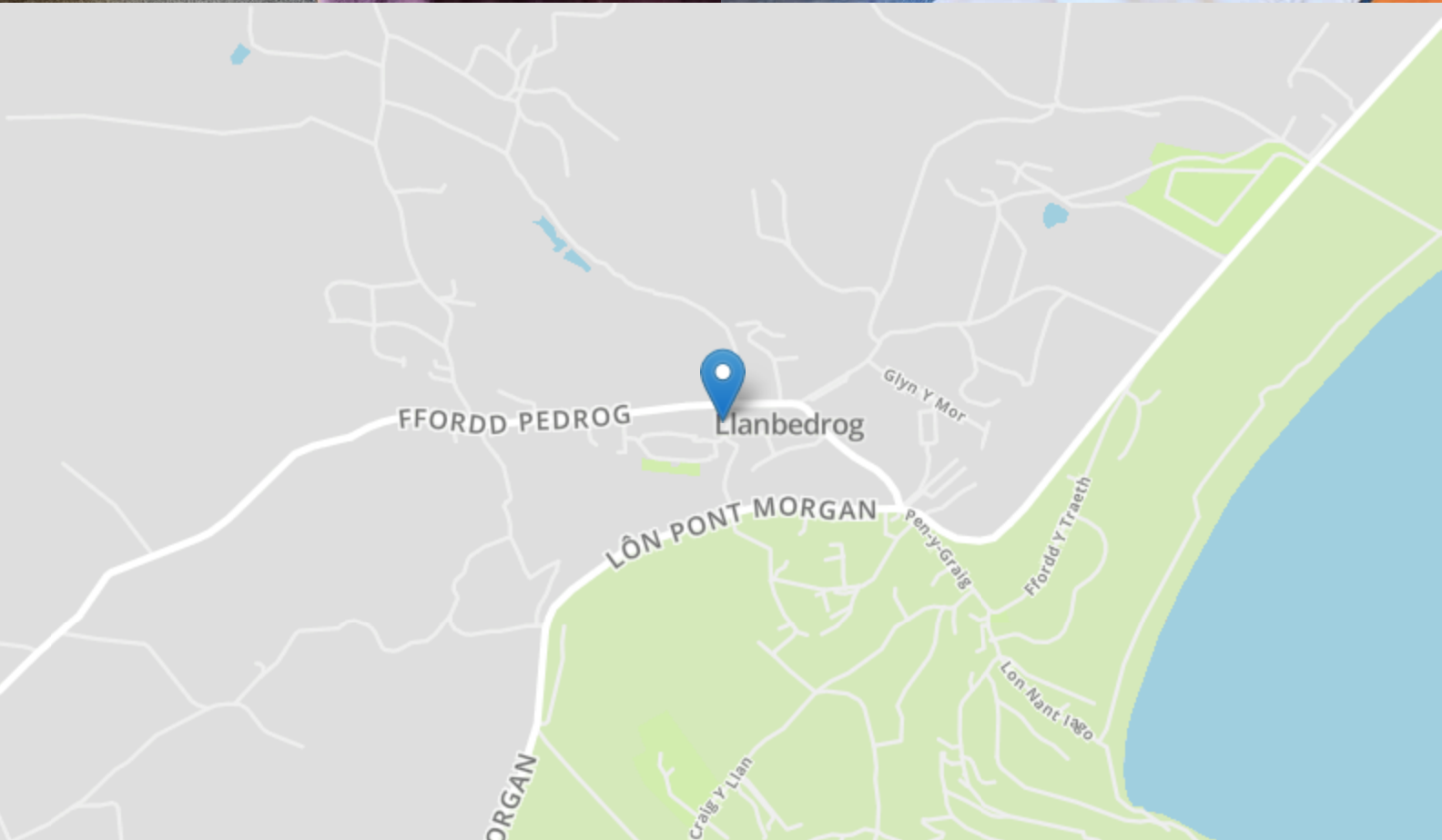
Viewing is strictly by appointment only with Elvins Estate Agents

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.

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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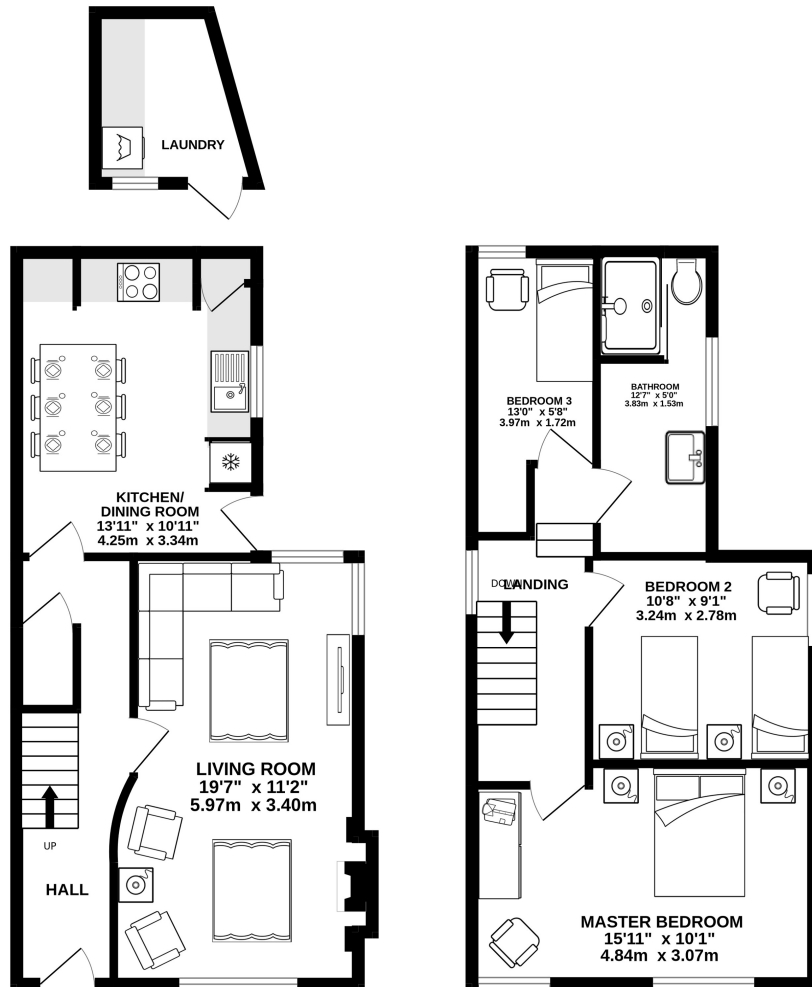




FLOORPLAN

GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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