



Bryn Hedd  
Mynytho, Pwllheli, LL53 7RF  
Offers over £499,950





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**\*\* PRICED TO SELL WITH MOTIVATED VENDORS\*\*** Exceptional Sea Views at an Unmatched Value! Indulge in breathtaking vistas of St. Tudwal's Islands from this exquisite property, offering the prestige of coastal living without the Abersoch price tag. Experience luxury and elegance in a prime location—a purchase opportunity not to be missed.

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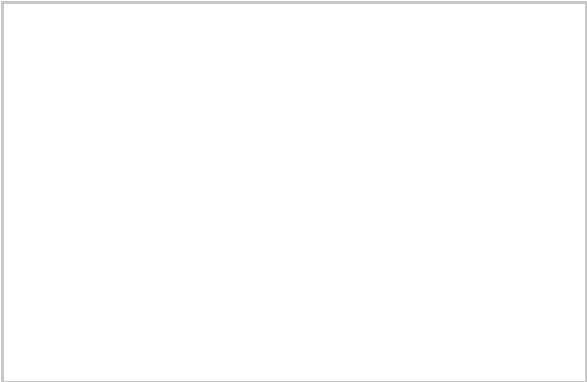


Entrance Hall	Outside Utility/Boot Room 9'5" x 9'6" (2.88 x 2.92)
Downstairs W/C	Garden Store / Home Office / Home Gym 9'5" x 8'2" (2.88 x 2.5)
Open Plan Kitchen/Dining/Lounge 21'0" x 24'8" (6.42 x 7.53)	Exterior Features
Master / Guest Bedroom 14'5" x 11'11" (4.4 x 3.64)	Utilities & Services
En-Suite	Location Benefits
Landing (Study Space)	
Entertainment Bar Room / Bedroom 14'3" x 12'0" (4.36 x 3.68)	VIEWING INFORMATION
Bedroom 2 10'5" x 15'4" (3.19 x 4.68)	MISREPRESENTATION
Bedroom 3 10'5" x 15'4" (3.18 x 4.68)	DISCLAIMER
Bathroom	

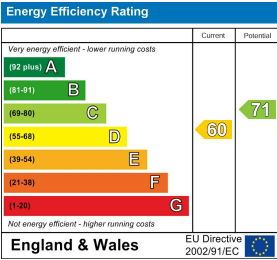
Area Map



Floor Plan



Energy Efficiency Graph



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