

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Bwthyn Gyda Tir | 3 Bedroom Cottage with Land  
Tyn Rhos, Mynydd Nefyn  
Pwllheli, LL53 6TN

**£395,000**

[www.lwhproperty.com](http://www.lwhproperty.com)



## Tyn Rhos, Mynydd Nefyn, Pwllheli, LL53 6TN

Located in Mynydd Nefyn, Tyn Rhos is a project property in a prime elevated position, offering panoramic views across the coastline and countryside of the Llŷn Peninsula. Extending to 1.1 acres, the grounds include a paddock accessed from the driveway and a double garage adjacent to the main house.

Wedi'i leoli ym Mynydd Nefyn, mae Tyn Rhos yn brosiect wedi'i leoli mewn lleoliad unigryw, yn cynnig golygfeydd panoramig ar draws arfordir a chefn gwlad Penrhyn Llŷn yn cynnwys 1.1 erw yn ei gyfanrwydd.

Featuring a distinctive mono-pitch roof, Tyn Rhos was extended upwards, dramatically increasing the floor area of a once-traditional stone cottage. Some original features remain on the ground floor, including the stone elevations and a feature inglenook fireplace. The double garage was constructed in the same architectural style.

The design places all three bedrooms along the front of the property, each with a large Velux window providing an uninterrupted outlook along the coastline to Porth Nefyn and Porthdinllaen, and inland across the countryside to Garnfadryn and Garn Boduan to the West.



**Tyn Rhos is located on Mynydd Nefyn (Nefyn Mountain), high above the coastal village of Nefyn, which offers beaches, hotels, pubs and shops.**

Perfectly positioned for easy access to the dramatic coastline and scenic countryside, with numerous walks and footpaths on the doorstep.

Internally the property comprises an entrance hall with shower room, a living room with fireplace, a study, a dining room and a kitchen-diner with adjoining utility. Upstairs, the bathroom is located at the foot of the landing, with three bedrooms overlooking the front of the property — the largest is at the northern end. A generous storage area is located in the roof space above the kitchen, utility and shower room.

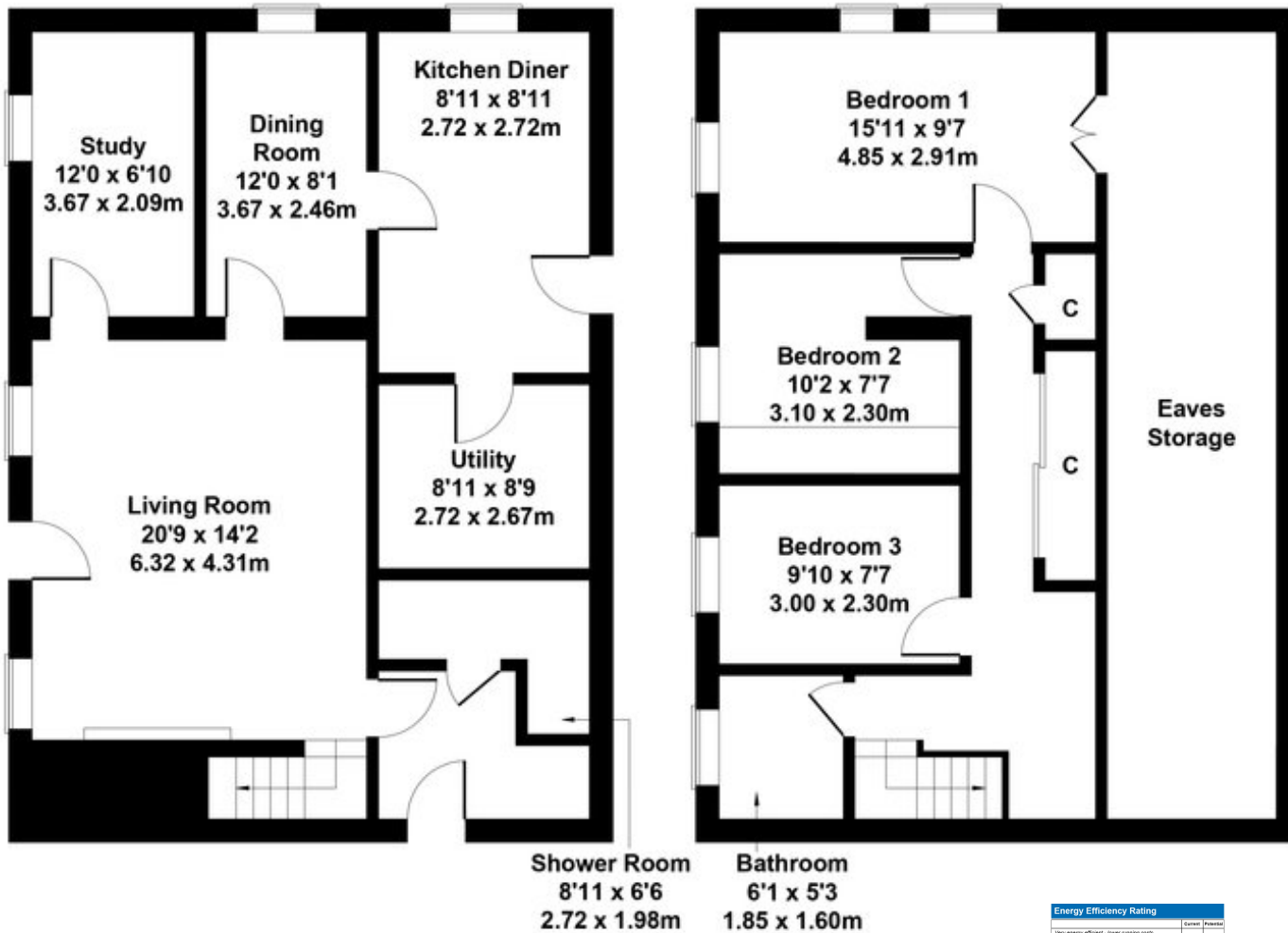
The property has remained in its current unfinished state for many years; the project was never completed and it has not been occupied for sometime.

Directions From Groes Nefyn, head east toward Mynydd Nefyn for about ¾ mile along Bryn Glas, uphill. At the next left-hand junction turn left onto the tarmac lane and pass a row of cottages on the right. Continue uphill around the right-hand bend, past a range of bins. Take the left-hand fork and follow the lane for about 250 yards — the property is on the right.

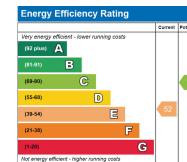


# Tyn Rhos Mynydd Nefyn LL53 6TN

Approximate Gross Internal Area  
1313 sq ft - 122 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



## Ground Floor:

Entrance Hallway (Side)  
Shower Room - 1.98m x 2.72m (max)  
Living Room - 4.31m x 6.32m  
Study - 2.09m x 3.67m  
Dining Room - 2.46m x 3.67m  
Kitchen Diner - 2.72m x 4.0m  
Utility - 2.67m x 2.72m

## First Floor:

Landing  
Bathroom - 1.60m x 1.85m  
Bedroom 1 - 2.91m x 4.85m  
Bedroom 2 - 2.30m x 3.10m  
Bedroom 3 - 2.30m x 3.00m

The house is of traditional construction under slate roof covering.

**Double Glazed Windows (UPVC) and Timber Doors**  
**Oil Central Heating (Not in Use)**  
**EPC: TBC | Council Tax Band: C**

Tenure: We understand that the tenure of this property is Freehold.

Method of Sale: The property is offered for sale by Private Treaty.

Boundaries: Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

Planning: The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Viewing: Strictly by appointment only.