



Bro Fy Mebyd
Llwyngwrlil | Gwynedd | LL37 2QP

FINE & COUNTRY

BRO FY MEBYD





KEY FEATURES

Entering the market for the first time in over 25 years, Bro Fy Mebyd is a stunning 3-bedroom, 3-en-suite coastal residence set within beautifully landscaped Mediterranean-style gardens, just a short walk from the beach.

Constructed with eye-catching stonework, this unique home offers a charming and character-filled layout. On the ground floor, you'll find a welcoming kitchen, a spacious living room full of character, a dining area perfect for hosting, and a convenient ground-floor bedroom with an en suite bathroom.

Upstairs, two generous bedrooms each boast their own en suite, accompanied by a dressing room and access to an elevated conservatory. The conservatory also features a stylish bar area, making it a perfect spot to unwind while enjoying panoramic sea views and relaxation all year round.

The gardens are arranged within a grand walled enclosure of striking stonework, featuring a central lawn, a beautiful waterfall with a pond, and a charming stone seating area with a pergola — the ideal place to soak up the sun while watching the sea for dolphins.

A detached stone garage with a versatile studio above offers potential as a studio, office, or small gym, with the possibility to convert into a two-storey holiday let or annex overlooking the sea.

For those seeking a project, the front garden recently received outline planning approval for a three-bedroom bungalow — perfect for extended family accommodation or a potential financial investment.

Situated less than a mile from the village of Llwyngwrl and just a short stroll from the beach, this property offers a peaceful coastal lifestyle with amenities close by. The nearby lively coastal towns of Tywyn and Aberdovey are within easy reach, while the stunning West Wales beaches and Snowdonia National Park are just a short drive away for more adventurous pursuits.

Location

The property is nestled on the edge of the village of Llwyngwrl, within the picturesque Snowdonia National Park, just 0.8 miles from the village centre and its amenities, which include a welcoming pub, a convenience store, and access to the Cambrian Coast Railway line.

The vibrant market towns of Dolgellau and Tywyn are within easy reach, around 10 and 9 miles away respectively, offering a wider range of shops, services, and local amenities. The popular seaside town of Aberdovey lies approximately 12.5 miles to the south, providing independent shops, restaurants, pubs, a championship golf course, a harbour, and a railway station.

This spectacular corner of West Wales is renowned for its stunning beaches and breathtaking coastal sunsets. Outdoor enthusiasts will relish the abundance of hiking trails throughout Snowdonia National Park, as well as a wide variety of water sports along the coast. Whether seeking adventure or tranquillity, this location offers an unparalleled lifestyle immersed in natural beauty.





STEP INSIDE

Step into this charming coastal home through the welcoming entrance porch, the perfect place to leave boots and coats after long walks along the nearby coastline. From here, you enter the spacious dining area, where a large table beneath a chandelier sets the scene for family Sunday lunches and relaxed gatherings with friends. Double doors open directly onto the lawned gardens, seamlessly blending indoor and outdoor living.

To the right, you'll find the main living room, a well-proportioned space comfortably accommodating two large sofas. At its heart is a striking inglenook fireplace with a dark timber lintel, surrounded by rough stone walls that add to the room's character and warmth. A central beam running through the room serves as a reminder of the property's heritage, while two front-facing windows frame views of the sea. Deep window seats invite you to relax with a book while taking in the coastal scenery. A half-landing staircase leads to the first floor, while further doors provide direct access to the kitchen and the walled garden.

The kitchen is fitted with a range of wooden base and overhead units with worktops above, complemented by a sink and drainer positioned perfectly to take in sea views while you prepare meals. Integrated appliances include a dishwasher, four-ring induction hob, eye-level oven and grill, and a fridge freezer, with space for a circular four-seater breakfast table for casual dining. The angled ceiling with exposed beams adds character and height, in keeping with the warm, natural feel of the cabinetry.

Completing the ground floor is a useful double bedroom with an adjoining ensuite shower room, perfect for guests or as a convenient ground-floor retreat. For those not needing a downstairs bedroom, this room could easily serve as a cosy snug or home office, providing additional reception space to suit your lifestyle needs.

First Floor

Ascending to the first floor, you arrive at a spacious landing featuring rustic stone walls, with ample room for a landing office area or a chaise longue for quiet reading. A large window floods the property with natural light, while a loft hatch provides access to valuable storage space.

The master bedroom is a bright, welcoming space, filled with natural light and offering sea views through two windows on either side of the bed. A vaulted ceiling with two exposed beams enhances the feeling of space, while integrated storage within the eaves ensures practicality without compromising style.

The shower room on this floor offers a fully plumbed shower, vanity unit, and WC, with a window framing views over the garden.

The second bedroom is another comfortable double, overlooking the colourful gardens below. Period features such as exposed beams add character and warmth to the room.

Cleverly designed off the second bedroom is an ensuite shower room and a dressing room, adding an extra sense of luxury. From the dressing room, a door leads out to your elevated conservatory, complete with its own bar area and sofas, a perfect indoor space to relax with a drink while watching the sea beyond. The fantastic conservatory provides an indoor viewpoint over the gardens and the sea, allowing you to enjoy the stunning views even during the cooler months.

















GARAGE AND STUDIO

The two-storey detached stone garage features an electric door for convenience. The room above, accessed from the upper gardens, is currently used as a studio but offers flexible potential for a variety of uses, from an outdoor studio or gym to a home office. Furthermore, for those willing to repurpose the ground floor garage, the building could be sensitively converted into a cosy two-storey annexe or holiday let, which would be highly desirable given its proximity to the sea.





STEP OUTSIDE

Gardens and Grounds

Bro Fy Mebyd offers truly magical gardens with a distinctly Mediterranean feel, all positioned to take in the sea views. Arranged over two levels, the upper garden has the charm of a grand walled garden, providing privacy and tranquillity while framing views of the blue sea.

A striking stone seating area beneath a colourful pergola creates a stunning vantage point to watch for dolphins, soak up summer days hosting family and friends, and as evening falls, it becomes the perfect spot to unwind and watch the magical Welsh sunset dip into the horizon.

At the heart of the walled garden lies a flat central lawn, ideal for children to play, bordered by gravel paths that reflect the summer sun onto the beautiful stonework of the home. A trickling waterfall feature flowing into a pond adds a calming soundtrack to your days in the garden, enhancing the sense of peace and retreat.

The gardens are rich with colour and greenery, with vibrant hydrangeas adding bursts of colour and a striking monkey puzzle tree taking pride of place on the front lawn. Various paths wind through the planting, revealing secluded seating areas and benches, each with its own unique perspective of the sea and gardens.

A gravelled driveway leads down to the lower level of the property, offering ample parking alongside lawns dotted with a variety of plants and trees, all with glorious sea views. This lower level not only provides practical outdoor space but also offers exciting potential for further building opportunities, subject to planning, to fully capitalise on the exceptional coastal setting.

Outline planning for plot

The property also benefits from recently granted outline planning permission for a three-bedroom bungalow situated at the front of the gardens. This presents an exciting opportunity for those looking to create a second residence on the grounds—whether for extended family or as a holiday let. Alternatively, for buyers not requiring additional accommodation, the plot could be repurposed for another use, such as further garaging or the construction of an outbuilding (subject to planning). For those seeking a project with strong investment potential, the prospect of building the bungalow offers a clear opportunity for a profitable return.











INFORMATION

Services: Mains electricity, water and drainage.

Heating: Oil fired central heating. Log Burner.

Broadband: Please refer to openreach.com for fibre availability.

Mobile Phone Signal: Please refer to <http://checker.ofcom.org.uk>

Tenure: Freehold.

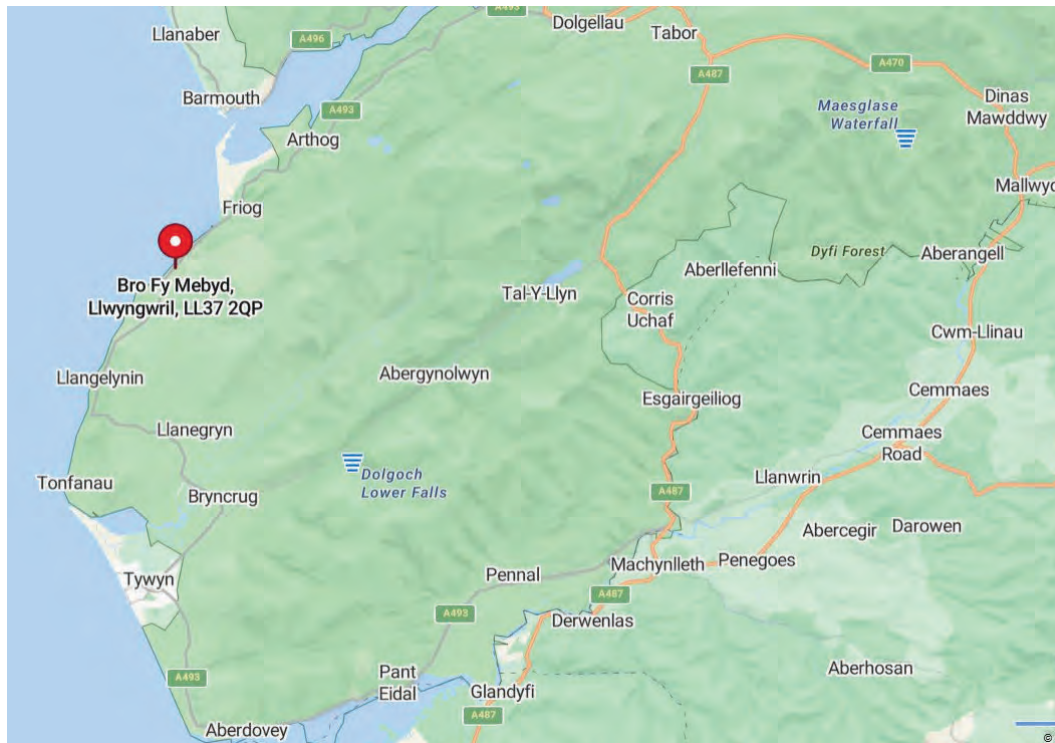
Council Tax: Band G

Directions: Using the app What Three Words type in: chipper.globe.funky

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Offers over £550,000



Bro Fy Mebyd, Llwyngwril, LL37

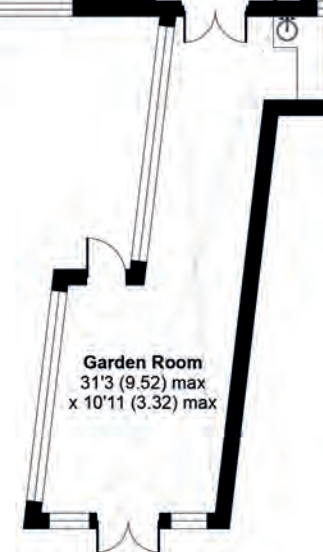
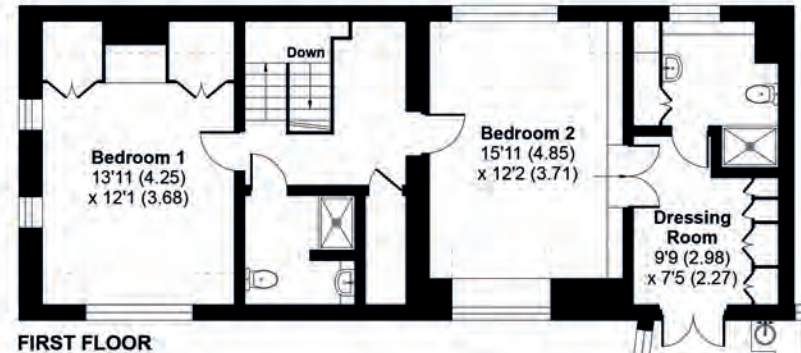
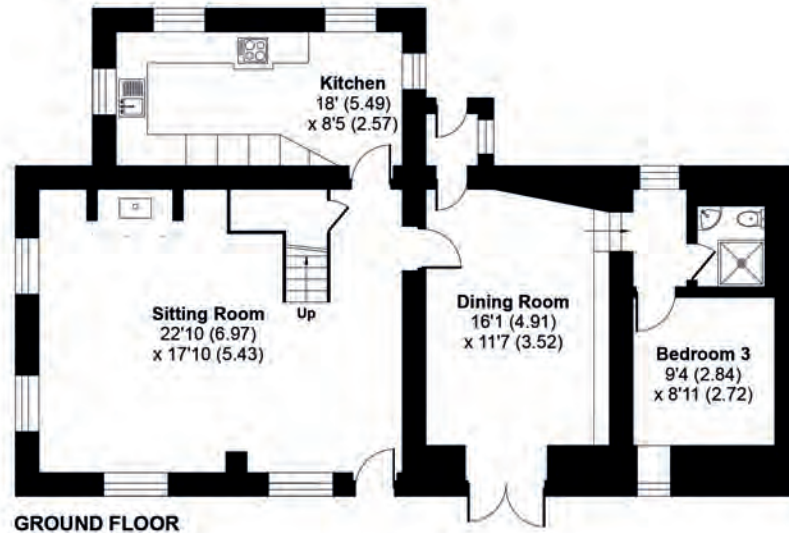
Approximate Area = 1959 sq ft / 182 sq m

Limited Use Area(s) = 85 sq ft / 7.9 sq m

Garage= 296 sq ft / 27.5 sq m

Total = 2340 sq ft / 217.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for McCartneys. REF: 1315874

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	51 E	
21-38	F		
1-20	G		



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