



Gerddi , Porthmadog, LL49 9TW

£1,000,000

Occupying a commanding position with truly breath-taking views across the River Glaslyn and out towards Cardigan Bay, this spacious two / three-bedroom detached bungalow offers an exceptional coastal lifestyle. The outlook is nothing short of spectacular, encompassing sweeping coastal vistas, dramatic mountain ranges and a picturesque view down into the bay, framed by the surrounding village.

With its elevated and private setting, the property is perfectly placed just a short stroll from the beach and slipway, providing the ideal balance between seclusion and easy access to the waterfront.

Inside, the bungalow offers generously proportioned accommodation throughout, with most rooms enjoying stunning views that change with the seasons. The lounge is a particular highlight, designed to make the most of its panoramic outlook and further enhanced by a covered veranda. This wonderful space allows you to relax and soak in the scenery year-round, whether enjoying summer sunsets or watching the ever-changing coastal landscape in all weathers.

The property has been lovingly maintained over the years and is presented in excellent condition throughout. A notable enhancement by the current owner is the spacious and well appointed breakfast kitchen, thoughtfully positioned near the dining area to create a highly practical and sociable layout—perfect for both everyday living and entertaining.

Externally, the property is set within attractive, well established gardens featuring a blend of lawned areas, colourful flowerbeds and mature shrubs, all providing a pleasant and private setting. There is ample off road parking, discreetly positioned behind a private gated entrance. Completing the outside space is a particularly useful, larger than average garage, ideal for vehicle storage or perfectly suited for watersports equipment and outdoor gear.

1200 sq ft plus garage

Rooms

Entrance Hall and internal passage

Bedroom / Study

Utility / Boot Room

Shower Room

Scenic Lounge

Bedroom

Bedroom

Bathroom

Breakfast Kitchen

Scenic Dining Room

Garage

Borth-y-Gest is a picturesque, quiet seaside village in Gwynedd, North Wales, just about 1 mile south of Porthmadog on the southern edge of Cardigan Bay and the River Glaslyn estuary. It's known for its scenic charm, Victorian architecture and stunning natural surroundings.

The village sits at the mouth of the River Glaslyn, where the river's final stretch meets the sea. Borth-y-Gest has a horseshoe-shaped sheltered bay with boats moored near the shore and panoramic views across

Tremadog Bay toward the Rhinog and Moelwyn mountain ranges.

The village has retained much of its Victorian charm with neat, colourful terraced houses and a peaceful, traditional feel. There are a few bistros, tea rooms and cafés overlooking the harbour – perfect for relaxing with a sea view. The Wales Coast Path runs through Borth-y-Gest and connects to nearby beaches and coastal scenery.

You can enjoy walking along the shoreline and exploring a series of small golden-sand coves that stretch west toward Black Rock Sands, which are especially lovely at low tide. The estuary and bay are great for birdwatching; waders and various migratory waterbirds can be seen on the sands and mudflats.

Before Porthmadog became a major settlement, ships were built in Borth-y-Gest, and its small harbour once played a part in local travel, including guiding travellers across the Glaslyn estuary to Harlech.

Nearby attractions include Porthmadog (about a 15–20-minute walk) is home to shops, pubs, cafés and the heritage Ffestiniog & Welsh Highland Railways. Portmeirion Village, a well-known Italian-style architectural village, is only a short drive away. The vast Snowdonia National Park lies inland, offering hiking, mountain climbing and a wealth of outdoor activities.

Borth-y-Gest has its own primary school, Ysgol Borth-y-Gest, reflecting a close-knit local community.

Borth-y-Gest is a quaint and scenic coastal village — ideal for peaceful walks, gorgeous views across the bay and a taste of traditional Welsh seaside life.

Council Tax G

Gwynedd Council

EPC D

62/72

Floor Plan

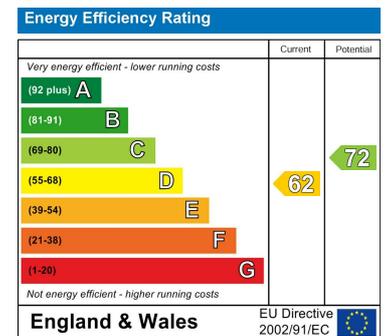


Not to scale ~ for illustrative purposes only

Area Map



Energy Efficiency Graph



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