

Morfa Nefyn

Y BRYNCYNAN



OVERVIEW

Y Bryncynan is a charming stone-built pub and restaurant on the Llyn Peninsula, offering hearty food, local ales, and a warm, family-friendly atmosphere. With a spacious beer garden, play area, and dog-friendly spaces, it's the perfect spot to relax after exploring North Wales' stunning coast. Mae Y Bryncynan yn dafarn a bwyty carreg hyfryd ar Benrhyn Llŷn, yn cynnig bwyd calonog, cwrw lleol, ac awyrgylch cynnes sy'n addas i deuluoedd. Gyda gardd gwrw eang, ardal chwarae, a lleoedd sy'n gyfeillgar i gŵn, mae'n fan perffaith i ymlacio ar ôl archwilio arfordir syfrdanol Gogledd Cymru.

INTERESTED?

Register interest

THE DETAIL

FINANCIALS

FMT: Please note that this assessment is based on the "fair maintainable trade" that can be achieved by a "reasonably efficient operator".

Potential turnover	£1,220,938
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Agreement Type	Pub Partnership
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Weekly rent	£960
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Yearly rent	£49,902
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LEVEL OF INVESTMENT

This is a one-off payment made at the start of the vacancy agreement. All figures are estimates and exclude VAT.

Total ingoing costs	24,540
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Four weeks rent	£3,839
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Trading Deposit	£10,000
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Professional Fees	£701
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Stock & Glassware	10,000
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THE DETAIL CONTINUED

TRADING STYLE

Y Bryncynan is a much-loved local pub with a huge following, known for its warm, welcoming atmosphere and hearty food. People come here for classic pub dishes, generous portions, and a great selection of cask ales, craft beers, and wines. It's family-friendly and dog-friendly, with a spacious beer garden and play area, making it perfect for relaxed gatherings. Whether guests are catching up with friends, enjoying a Sunday roast, or stopping off after exploring the stunning Llyn Peninsula, Y Bryncynan offers quality, comfort, and community spirit in every visit. Mae Y Bryncynan yn dafarn leol sy'n cael ei charu'n fawr gyda dilyniant enfawr, yn enwog am ei hawyrgylch cynnes a chroesawgar a'i fwyd calonog. Daw pobl yma am brydau clasurol tafarn, dognau hael, a detholiad gwych o gwrw casgen, cwrw crefft a gwin. Mae'n gyfeillgar i deuluoedd ac i gŵn, gyda gardd gwrw eang ac ardal chwarae, gan ei wneud yn berffaith ar gyfer cyfarfodydd hamddenol. P'un a ydych yn dal i fyny gyda ffrindiau, yn mwynhau rhost dydd Sul, neu'n stopio ar ôl archwilio Penrhyn Llŷn syfrdanol, mae Y Bryncynan yn cynnig ansawdd, cysur ac ysbryd cymunedol ym mhob ymweliad.

-  Community local
-  Country pub
-  Destination pub

TRADING SPACE

Y Bryncynan offers a warm, welcoming atmosphere with distinct spaces for every occasion. Inside, you'll find a lively bar serving award-winning ales and craft drinks, alongside a separate restaurant area for hearty pub classics. A large commercial kitchen ensures quality and consistency for every dish. Outdoors, a spacious beer garden with a children's play area and dog-friendly seating makes it perfect for families and walkers. The pub is fully accessible and includes a small area ideal for meetings or intimate celebrations such as birthdays. Mae Y Bryncynan yn cynnig awyrgylch cynnes a chroesawgar gyda lleoedd ar gyfer pob achlysur. Y tu mewn, mae bar bywiog yn gweini cwrw llwyddiannus a diodydd crefft, ynghyd ag ardal fwyty ar wahân ar gyfer clasuron tafarn calonog. Mae cegin fasnachol fawr yn sicrhau ansawdd ym mhob pryd. Y tu allan, mae gardd gwrw eang gyda man chwarae i blant a seddi cyfeillgar i gŵn, yn berffaith i deuluoedd a cherddwyr. Mae'r dafarn yn gwbl hygyrch ac yn cynnwys ardal fach ar gyfer cyfarfodydd neu ddatliadau bach. Mae Y Bryncynan yn cyfuno traddodiad â lletygarwch modern.

-  Food
-  Function room
-  Beer garden
-  Parking
-  Play area

THE DETAIL CONTINUED

PRIVATE ACCOMMODATION

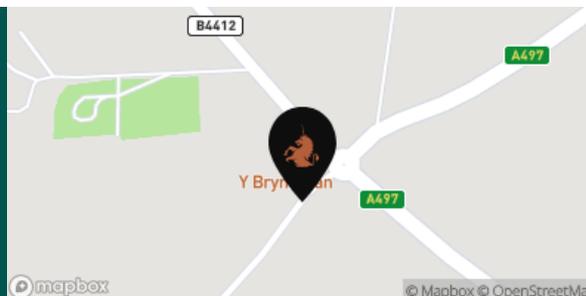
Y Bryncynan includes spacious private living accommodation. The accommodation features three generous bedrooms, one bathroom, a cosy kitchen area, and a comfortable living room. Access is available both internally from the pub and externally via a private entrance at the rear, ensuring privacy and flexibility. This setup is well-suited for Pub Partners seeking a practical and homely space while running the business. Mae Y Bryncynan yn cynnwys llety preifat eang, yn berffaith ar gyfer cysur a chyfleustra. Mae'r llety yn cynnwys tair ystafell wely hael, un ystafell ymolchi, cegin gartrefol a lolfa gyfforddus—yn ddelfrydol ar gyfer ymlacio ar ôl diwrnod prysur. Ceir mynediad mewnol o'r dafarn a mynediad allanol preifat ar y cefn, gan sicrhau preifatrwydd a hyblygrwydd. Mae'r trefniant hwn yn addas i weithredwyr neu reolwyr sy'n chwilio am le ymarferol a chartrefol wrth redeg y busnes.

LOCATION

Located in the heart of Morfa Nefyn on the stunning Llyn Peninsula, Y Bryncynan is just minutes from Nefyn Beach and the North Wales Coast Path. Surrounded by breath-taking scenery, it's the perfect spot for locals and visitors to relax after exploring the coast, with easy access and ample parking for a hassle-free visit. Wedi'i leoli yng nghanol Morfa Nefyn ar Benrhyn Llŷn syfrdanol, mae Y Bryncynan ychydig funudau o Draeth Nefyn a Llwybr Arfordir Gogledd Cymru. Wedi'i amgylchynu gan olygfeydd godidog, mae'n fan perffaith i ymlacio ar ôl archwilio'r arfordir, gyda mynediad hawdd a digon o barcio ar gyfer ymweliad di-drafferth.

Y BRYNCYNAN

Morfa Nefyn,
Nefyn,
LL53 6AA



THE DETAIL CONTINUED

BDM VISION

We're looking for an experienced Pub Partner with strong community engagement skills and a passion for delivering exceptional hospitality. This site has a huge local following, so maintaining its reputation for quality food, great drinks, and a welcoming atmosphere is essential. The ideal candidate will embrace the pub's family-friendly and dog-friendly ethos, make full use of its large commercial kitchen, and drive trade through events and seasonal promotions. Welsh language skills are highly desirable to connect with the local community and enhance customer experience. This is a fantastic opportunity for someone who values tradition while bringing fresh ideas to grow the business. Rydym yn chwilio am weithredwr profiadol sydd â sgiliau cryf ym maes ymgysylltu cymunedol ac angerdd dros ddarparu lletygarwch eithriadol. Mae gan y safle hwn ddilyniant lleol enfawr, felly mae cynnal ei enw da am fwyd o ansawdd, diodydd gwydch, a naws groesawgar yn hanfodol.



Trevor Strickley
Business Development Manager

DIGITAL PRESENCE

Y Bryncynan serves a community that is predominantly older, mid-to-high affluence, and deeply rooted in local traditions. This audience values authenticity and trust, so digital engagement should feel personal and community-focused rather than overly corporate. Social media platforms like Facebook are ideal for updates, events, and local interaction, as they resonate strongly with the 45+ age group. Adding bilingual posts (Welsh and English) will strengthen local connections. Email newsletters for seasonal menus and events can complement social media, while paid ads should target regional audiences rather than national. Mae Y Bryncynan yn gwasanaethu cymuned sy'n bennaf yn hŷn, o incwm canolig i uchel, ac yn ddwfn ynghlwm wrth draddodiadau lleol. Mae'r gynulleidfa hon yn gwerthfawrogi dilysrwydd ac ymddiriedaeth, felly dylai ymgysylltu digidol deimlo'n bersonol ac yn ganolog i'r gymuned, nid yn rhy gorfforaethol. Mae llwyfannau fel Facebook yn ddelfrydol ar gyfer diweddariadau, digwyddiadau ac rhyngweithio lleol, gan apelio'n gryf at grŵp oedran 45+. Bydd cynnwys gweledol sy'n dangos awyrgylch cynnes y dafarn, bwyd calonog a lleoedd teulu-gyfeillgar yn perfformio'n dda. Bydd postiadau dwyieithog (Cymraeg a Saesneg) yn cryfhau cysylltiadau lleol. Gall cylchlythyrau e-bost ar gyfer bwydlenni tymhorol a digwyddiadau ategu cyfryngau cymdeithasol, tra dylai hysbysebion taledig dargedu cynulleidfaoedd rhanbarthol yn hytrach na chenedlaethol.

➔ [Pub Website](#)

➔ [Google Maps](#)

➔ [Facebook](#)

➔ [Instagram](#)

THE DETAIL CONTINUED

ENVIRONMENTAL IMPACT

The property's EPC rating is TBC.

DEMOGRAPHICS

Y Bryncynan is the heart of Morfa Nefyn, a true village all-rounder with a strong local following. The surrounding community is predominantly older and mid-to-high affluence, creating a loyal customer base that values quality, tradition, and a warm welcome. Guests come for hearty food, well-kept cask ales, and a relaxed, family-friendly atmosphere. With its spacious beer garden, play area, and dog-friendly spaces, the pub appeals to both locals and visitors. It's a destination for walkers, families, and social gatherings, offering authentic charm and modern comfort in equal measure.

THE DETAIL CONTINUED

RESOURCES & SUPPORT

At Robinsons, we're committed to making sure every one of our Pub Partners feels confident and fully supported throughout the onboarding journey. That's why we provide a comprehensive training course along with ongoing support across every department.