



Nichrijer, Harbour Estate, Abersoch, Pwllheli, Gwynedd . LL53 7AT

- PARTIAL SEA VIEW
- GOOD PARKING AND GARDEN SPACE
- VERY CENTRAL LOCATION
- LOFT SPACE WITH SCOPE TO CONVERT
- DETACHED GARAGE
- PRIVATE PATIO AREA

PROPERTY DESCRIPTION

Nestled on the highly sought-after Harbour Estate in Abersoch, Nichrijer presents a fantastic opportunity to own a charming property in a prime location. Just a stone's throw from the vibrant Abersoch inner harbour beach and the bustling heart of the village with its array of shops, restaurants, and amenities, Nichrijer offers the perfect blend of coastal living and convenience.

This delightful property boasts four well-proportioned bedrooms and two bathrooms, including one with a convenient ensuite bathroom, ideal for family living or accommodating guests. The front of the property welcomes you with a lawned garden and the practicality of good parking space for multiple cars. To the rear, a single garage provides secure storage or parking, complemented by an additional single parking space.

Step outside to discover a sheltered patio at the back, a true sun trap perfect for relaxing, al fresco dining, and enjoying the coastal air in privacy. Adding to the appeal, Nichrijer offers a partial sea view towards The Warren beach, a delightful glimpse of the stunning local coastline.

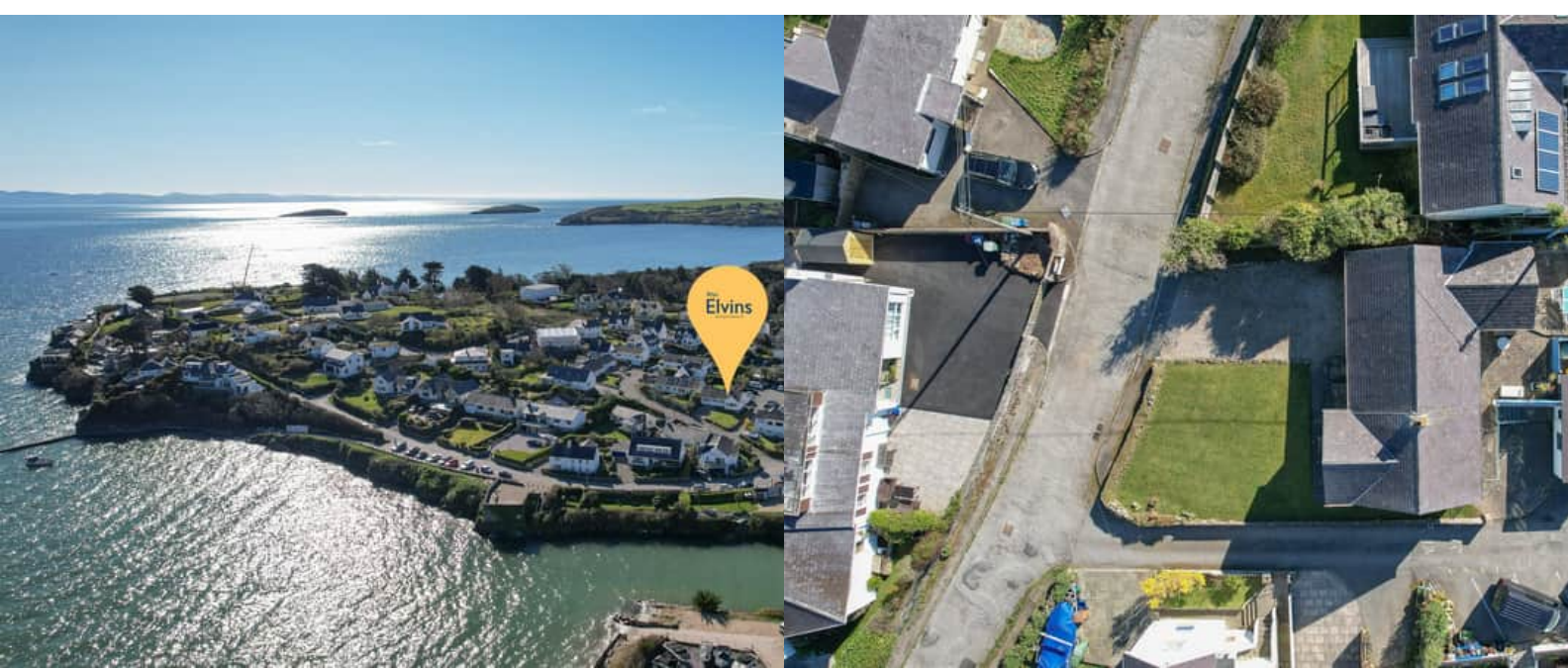
Beyond its current charm, Nichrijer presents exciting potential for improvement. A significant feature is the good-sized loft space, offering the possibility of conversion into further living accommodation. Imagine creating a stunning first floor that could benefit from fantastic sea views, subject to obtaining the necessary planning permission and building regulations approval.

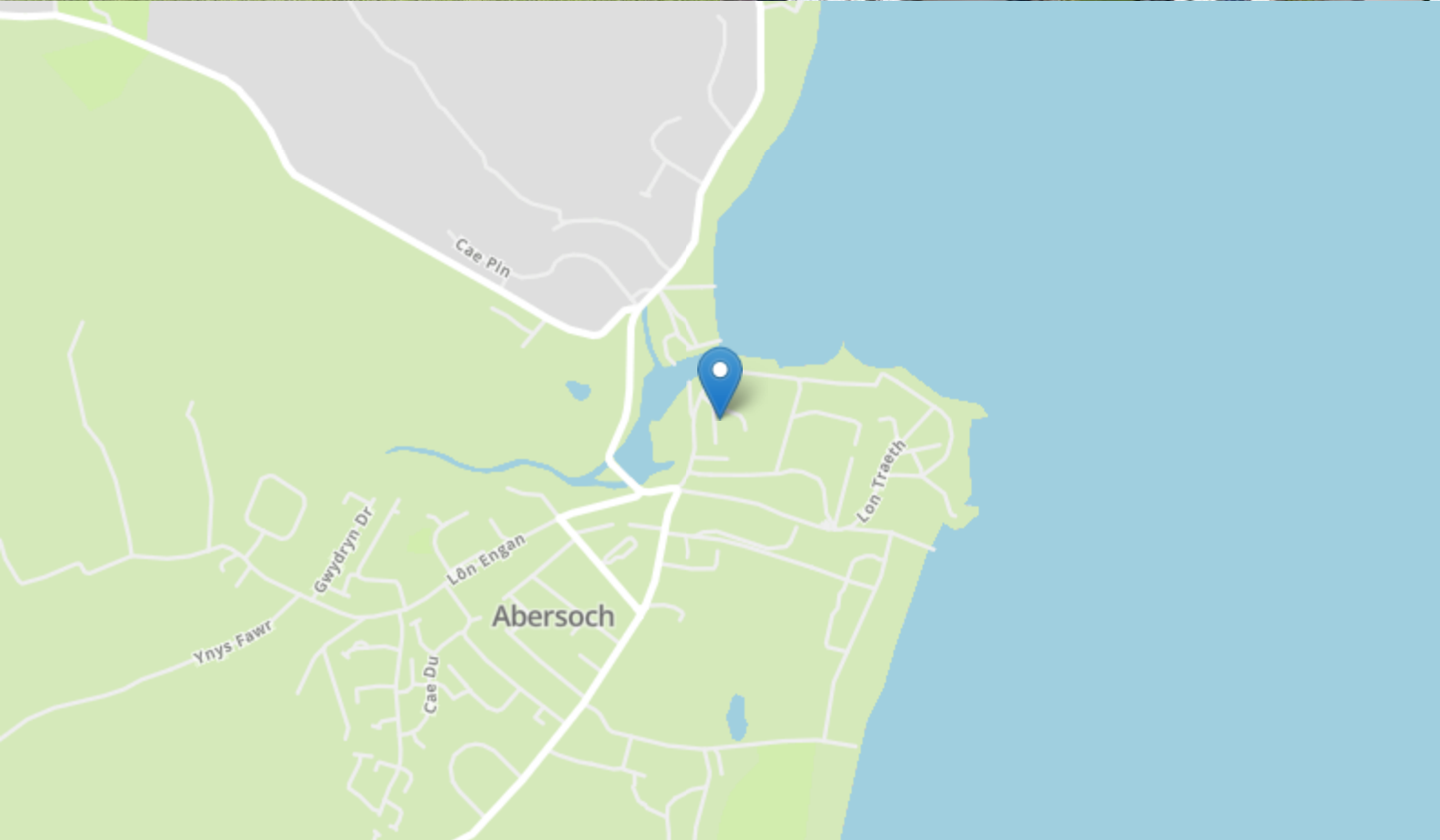
Tenure We believe the property to be Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Council Tax Band - F

Services - Mains water, drainage and electricity, Gas central heating.

Marketing Appraisal Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home. MISREPRESENTATION DISCLAIMER: Although our particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. They are intended as a guide only and purchasers must satisfy themselves by personal inspection. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.



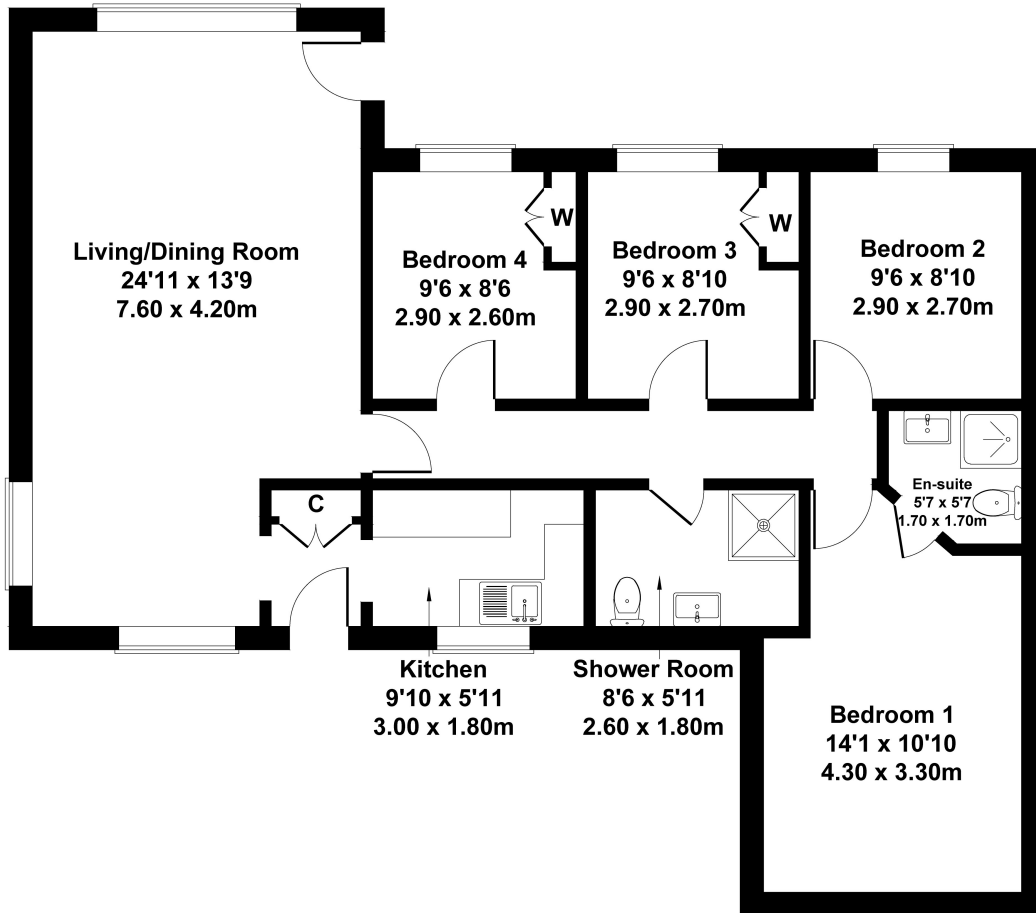


FLOORPLAN



Nichrijer Abersoch

Approximate Gross Internal Area
990 sq ft - 92 sq m



Not to Scale. Produced by The Plan Portal 2025
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