



Tan Yr Eglwys New Plot, Abererch, Pwllheli, Gwynedd . LL53 6BF

- NEWLY BUILT AND COMPLETE IN 2025
- OPEN PLAN KITCHEN/DINING AREA
- WALKING DISTANCE TO ABERERCH PRIMARY SCHOOL
- PRIVATE, ENCLOSED REAR GARDEN

PROPERTY DESCRIPTION

Located in the charming village of Abererch, this beautifully finished new build property offers the perfect blend of modern comfort and village charm. Thoughtfully designed with contemporary living in mind, the home features three bedrooms, two stylish bathrooms, and an inviting open plan living area that flows effortlessly from lounge to dining and kitchen spaces—ideal for family life and entertaining.

To the rear, you'll find a private garden laid with elegant wood-effect tiles, creating a low-maintenance yet stylish outdoor space perfect for relaxing or dining al fresco. Positioned just a stone's throw from Abererch Primary School and boasting excellent transport links to the bustling market town of Pwllheli, this property is perfectly suited to families, professionals, or anyone seeking a peaceful yet well-connected location.

Just a short walk from the beach and local amenities in Pwllheli, offering a variety of boutique shops, supermarkets, schools and Pwllheli Golf Course.

Early viewing is highly recommended to appreciate all this high-quality home has to offer.

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

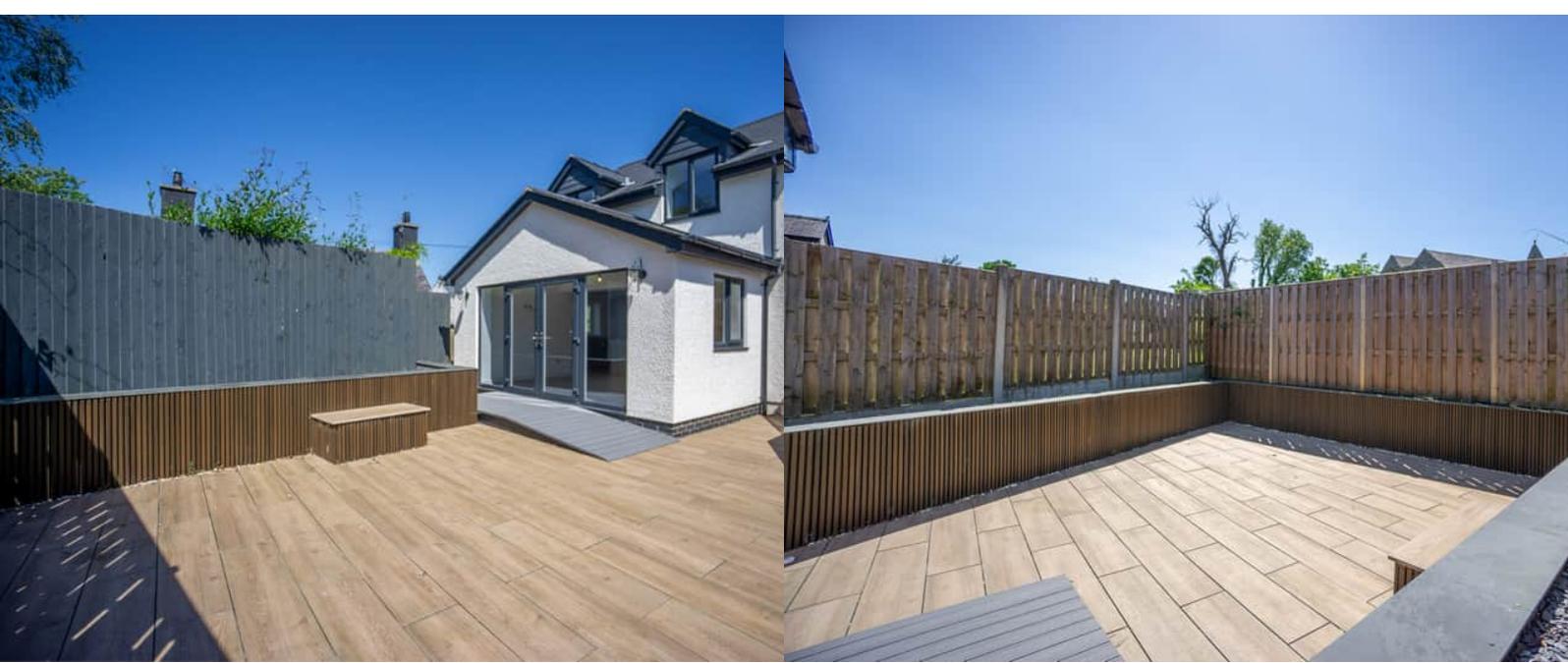
Council Tax Band – TBC

Services Mains water, drainage and electricity.

Location Information Pwllheli 1.9 miles . Porthmadog 12 miles . Bangor 29 miles . Chester 88 miles . Shrewsbury 86 miles . Manchester 126 miles. Viewing Viewing is strictly by appointment only with Elvins Estate Agents

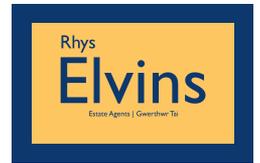
Marketing Appraisal Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

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.



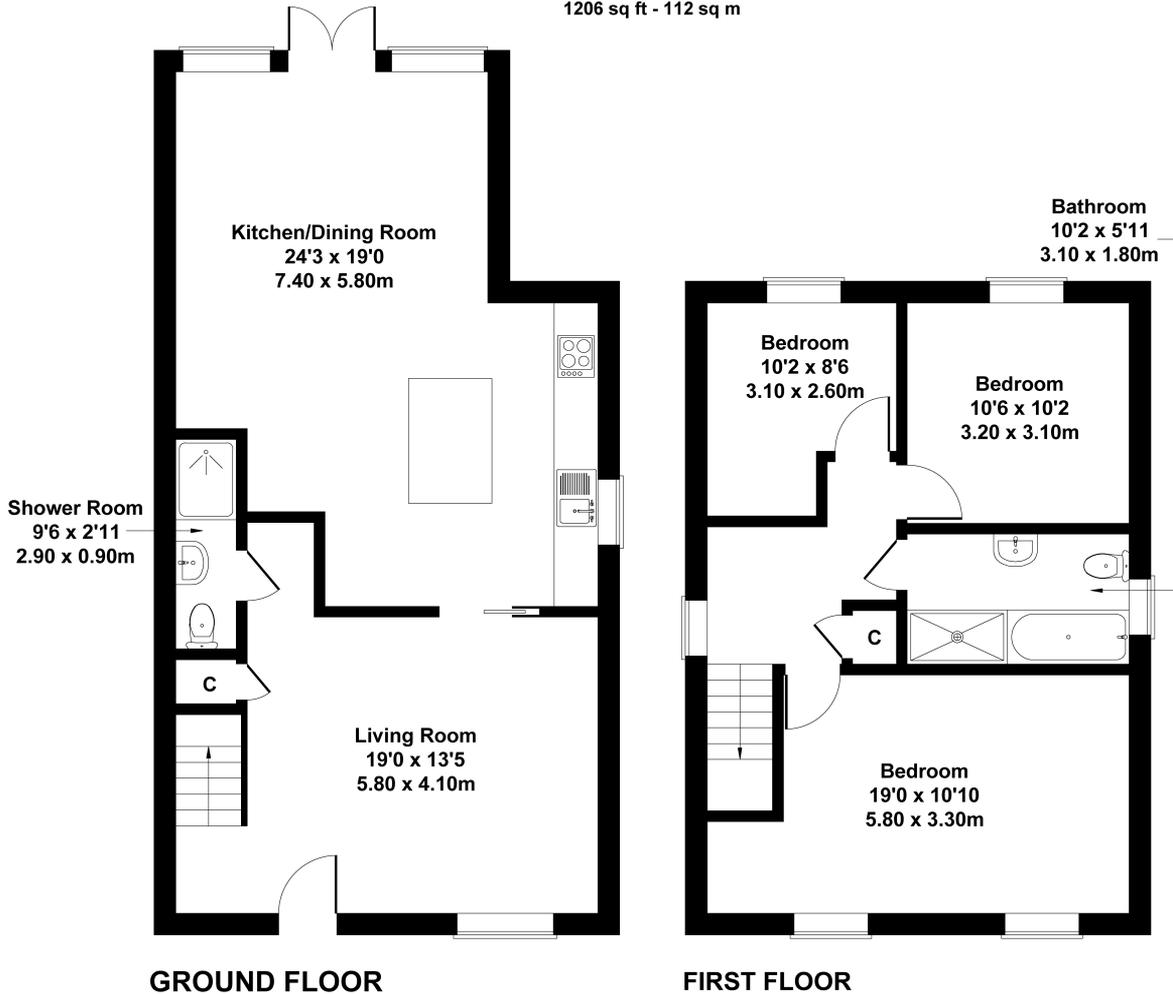


FLOORPLAN



Tan Yr Eglwys New Plot

Approximate Gross Internal Area
1206 sq ft - 112 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.