

# Waters Reach, Abersoch, Pwllheli, Gwynedd. LL53 7AD

- ENVIABLE PANORAMIC SEA VIEWS
- EXTENSIVE PRIVATE PLOT 0.5 ACRES
- SOUTH EAST FACING WITH LARGE PATIO AND GENEROUS GARDENS
- SUBSTANTIAL GATED DRIVEWAY
- OPEN PLAN DINING AND LIVING AREA WITH SEA VIEWS FROM EVERY WINDOW
- 4 BEDROOMS ON THE GROUND FLOOR, 2 WITH VIEWS AND ACCESS TO THE PATIO
- JUST UNDER 3000 SQ FT

## PROPERTY DESCRIPTION

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This magnificent detached residence is perched on a stunning 0.5 acre plot with a spectacular 180 degree outlook towards St Tudwals Islands, Abersoch Inner Harbour to the South and The Warren beach to the North East. Featuring the Cambrian Mountain range in the distance, the views at Waters Reach are truly breathtaking!

Waters Reach is a near perfect coastal home on the world famous Llyn Peninsula. Conveniently located within a stones throw of The Warren beach which presents golden sand dunes and favourable tides. Abersoch Inner harbour beach is a 2 minute walk and makes Abersoch village accessible on foot across the beach at low tide. The village centre is also accessible via a pavement. The property occupies one of the finest rare plots along this highly exclusive strip of headland with the benefit of sizeable grounds, privacy and stupendous views. The outside space is spectacular and offers phenomenal views in every direction within the garden.

At just under 3000 sq ft, the main footprint is ground floor and provides four double bedrooms, three with sea views and two offering french doors with access to the patio area. Imagine waking up with a sea view from the pillow and stepping outside for a morning coffee with such an outlook... The kitchen is well placed and promotes the sea views with a large window over the sink. The living area is open plan with triple aspect windows, access to the patio and a glimpse of The Warren beach and Llanbedrog headland. Two bathrooms service all ground floor bedrooms. There is a first floor at the South East gable end which compromises of a bedroom and sitting area with picture window. A W/C services this area and another bathroom could be added subject to building regulations approval.

Abersoch is a picturesque village in North Wales with a selection of boutique clothing stores and private restaurants - Thai, Fish and Asian cuisines to name a few as well as the local Fish & Chips and Pizzeria. The village also benefits from wine/cocktail bars and two public houses. The beaches in Abersoch are the main attraction, Abersoch main beach is well known for the soft sands and sheltered waters, featuring a beach cafe and beach huts.

NOTE: The vendors of Waters Reach have a double plot beach hut on the boat launching/dog friendly side of Abersoch main beach which could be included at the right price.

Waters Reach has a truly unique positioning in Abersoch. Nestled in a quiet area of the headland with a sunny aspect all day and stunning views extending over the water, this property gives you the feeling that Abersoch is all yours! For sure, you'll see passing watercraft, but most of the time you have your very own backdrop of the inner harbour to enjoy the true peace and quiet of the environment.

Council Tax Band – G

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

Location Information Pwllheli 6.4 miles . Porthmadog 19.6 miles . Bangor 36.1 miles . Chester 97.1 miles . Shrewsbury 94.1 miles . Manchester 132 miles.

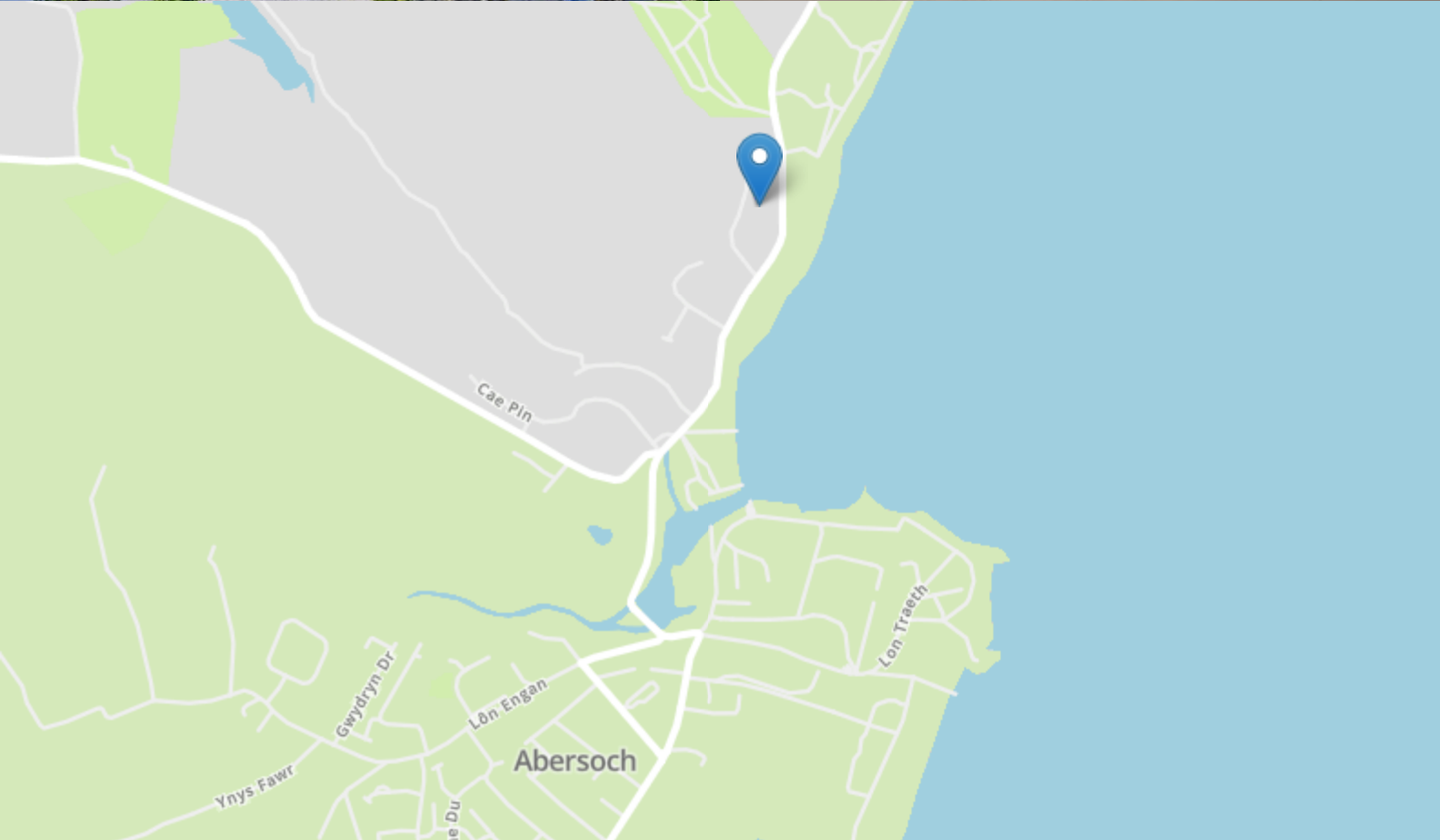
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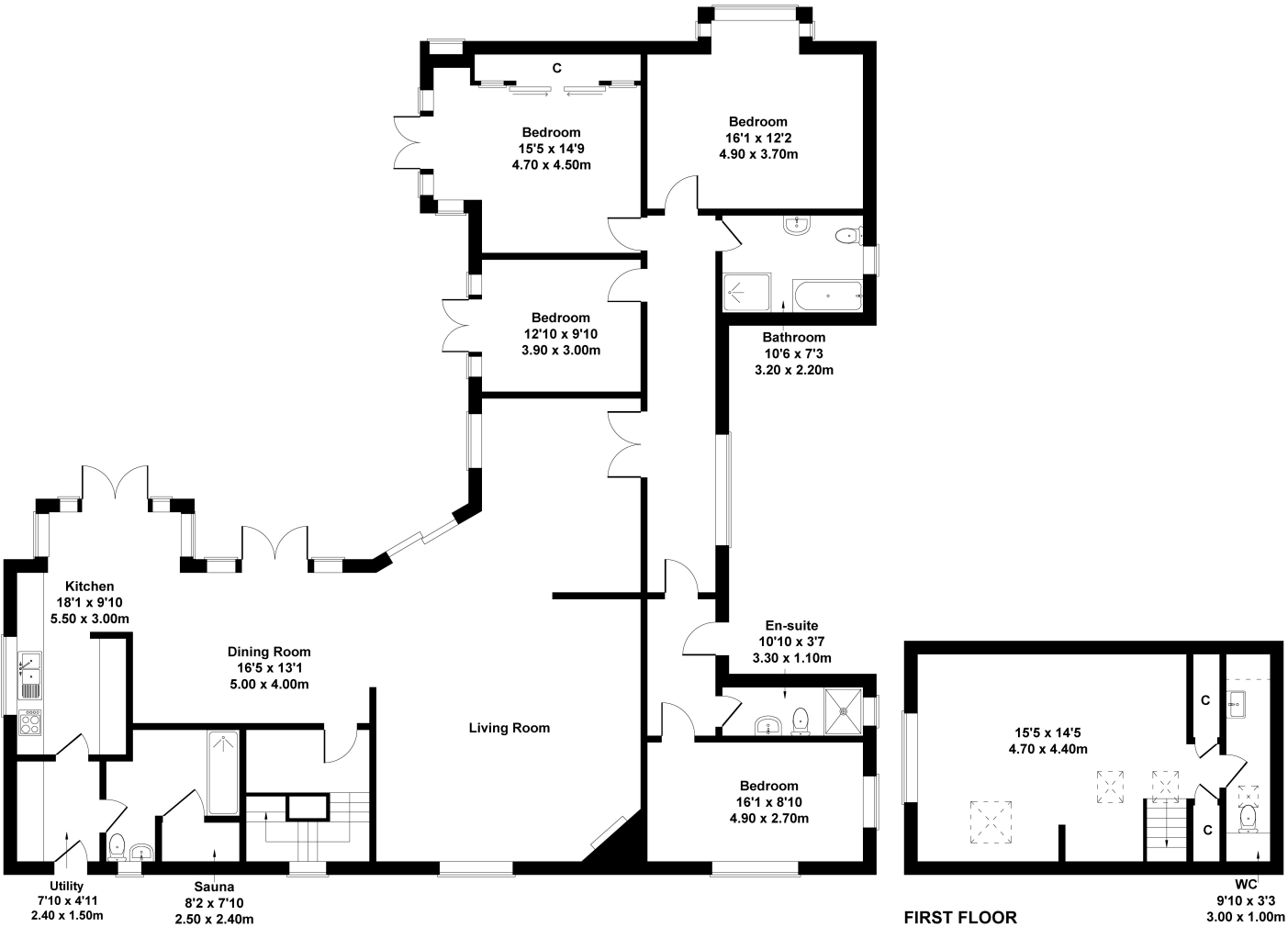


FLOORPLAN & EPC

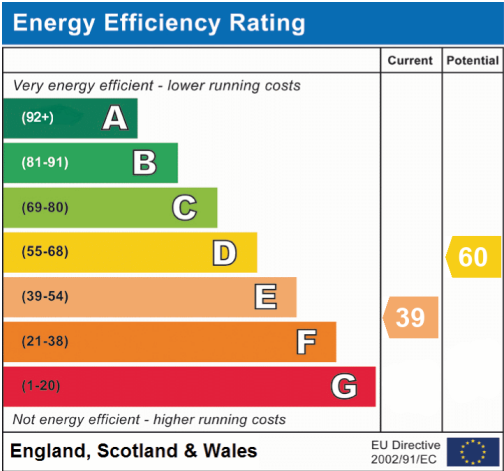


Waters Reach, Abersoch

Approximate Gross Internal Area  
2960 sq ft / 275 sq m



Not to Scale. Produced by The Plan Portal 2025  
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