



Plas Bodferin, Rhoshirwaun, Pwllheli, Gwynedd. LL53 8LP

- FANTASTIC POTENTIAL
- OUTBUILDINGS AND LARGE BARN
- STUNNING PANORAMIC SEA VIEWS
- REMOTE PRIVATE LOCATION
- INCLUDES FIELD BEHIND THE PROPERTY

PROPERTY DESCRIPTION

A truly unique opportunity nestled in approximately 2 acres within the tranquil village of Rhoshirawen on the stunning Llyn Peninsula. Plas Bodferin is a detached residence which offers an exciting prospect for those dreaming of creating their ideal coastal home, commanding breathtaking panoramic sea views over the Irish Sea. Plas Bodferin presents a blank canvas, inviting a prospective buyer to embark on a rewarding project and infuse their personal style into every corner.

The generous grounds include a substantial barn and various outbuildings, offering versatile potential for workshops, studios, or additional accommodation (subject to planning). Embrace sustainable living with the property's existing solar panels and air source heat pump, providing an eco-friendly foundation for your future home.

Ample parking for multiple vehicles ensures convenience for residents and guests alike. Beyond the property's boundaries, direct and easy access to the renowned Welsh Coastal Path beckons, offering endless opportunities for invigorating walks and exploration of the dramatic coastline. Plas Bodferin is more than just a home; it's an invitation to embrace a coastal lifestyle, create lasting memories, and truly put your own stamp on a spectacular piece of the Llyn Peninsula.

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 - E

Services Mains water and electricity. Septic tank. Air source heat pump, solar panels, log burner.

Location Information Pwllheli 5.6 miles . Porthmadog 18.8 miles . Bangor 35.2 miles . Chester 96.2 miles . Shrewsbury 93.3 miles . Manchester 131 miles. Viewing is strictly by appointment only with Elvins Estate Agents

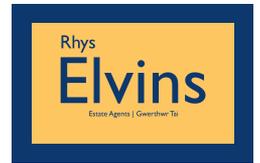
Marketing Appraisal Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

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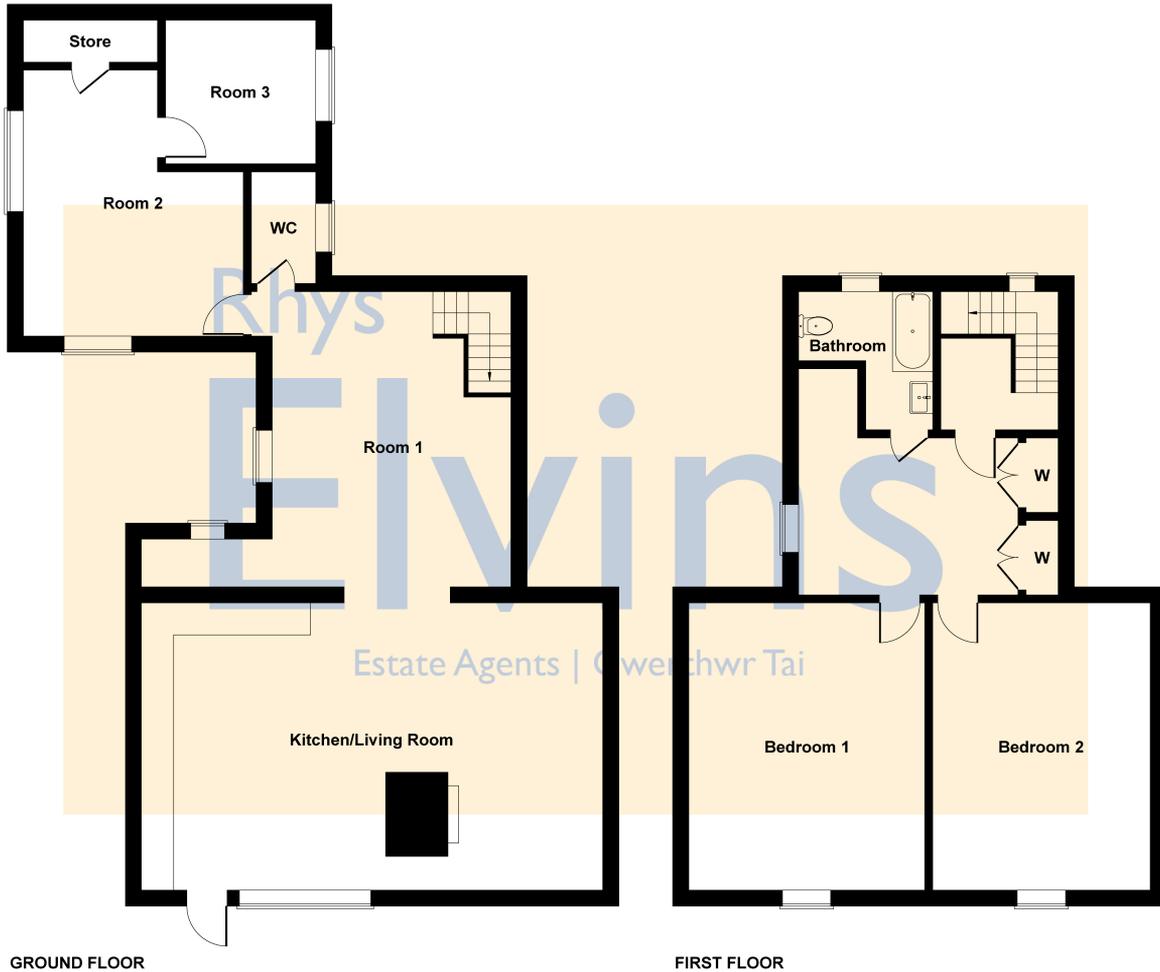




FLOORPLAN & EPC



Plas Bodferin, Rhoshirwaen



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Elvins Estate Agents
 6 High Street, Abersoch, LL53 7DY
 01758 712003
 sales@elvinsstateagents.co.uk