



5 Tan Yr Eglwys, Abererch, Pwllheli, Gwynedd. LL53 6BF

- BEAUTIFUL MATURE GARDEN (ENCLOSED)
- OFF ROAD PARKING FOR 2 CARS
- OPEN PLAN KITCHEN/DINING AREA
- THREE GENEROUS DOUBLE BEDROOMS
- GARAGE/WORKSHOP
- WALKING DISTANCE TO ABERERCH PRIMARY SCHOOL

PROPERTY DESCRIPTION

Nestled in the pleasant community of Abererch, 5 Tan Yr Eglwys presents a wonderful opportunity to acquire a delightful semi-detached, three-bedroom home. This property offers a comfortable and practical living space, ideal for families or those seeking a peaceful retreat in a desirable location.

As you approach, you'll appreciate the convenience of good off-road parking at the front, providing ample space for vehicles. Step inside, and you'll find a well-proportioned interior comprising three comfortable bedrooms, offering flexible accommodation for various needs. The property also benefits from two bathrooms, a valuable asset for modern family living, ensuring convenience and comfort for all.

One of the true highlights of this home is its beautiful, mature enclosed garden at the rear. This private outdoor space is a real haven, perfect for enjoying the warmer months. Whether you envision al fresco dining, a safe play area for children, or simply a tranquil spot to relax amidst established greenery, this garden offers it all. Its enclosed nature provides a sense of seclusion and security.

5 Tan Yr Eglwys is a cherished home, offering a blend of practical features and charming outdoor space in the welcoming village of Abererch.

Located 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.

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, drainage and electricity. Gas fired central heating. Location Information -Abersoch 6.4 miles . Porthmadog 13.9 miles . Bangor 30.3 miles . Chester 90 miles . Shrewsbury 87.7 miles . Manchester 125 miles.
Marketing Appraisal

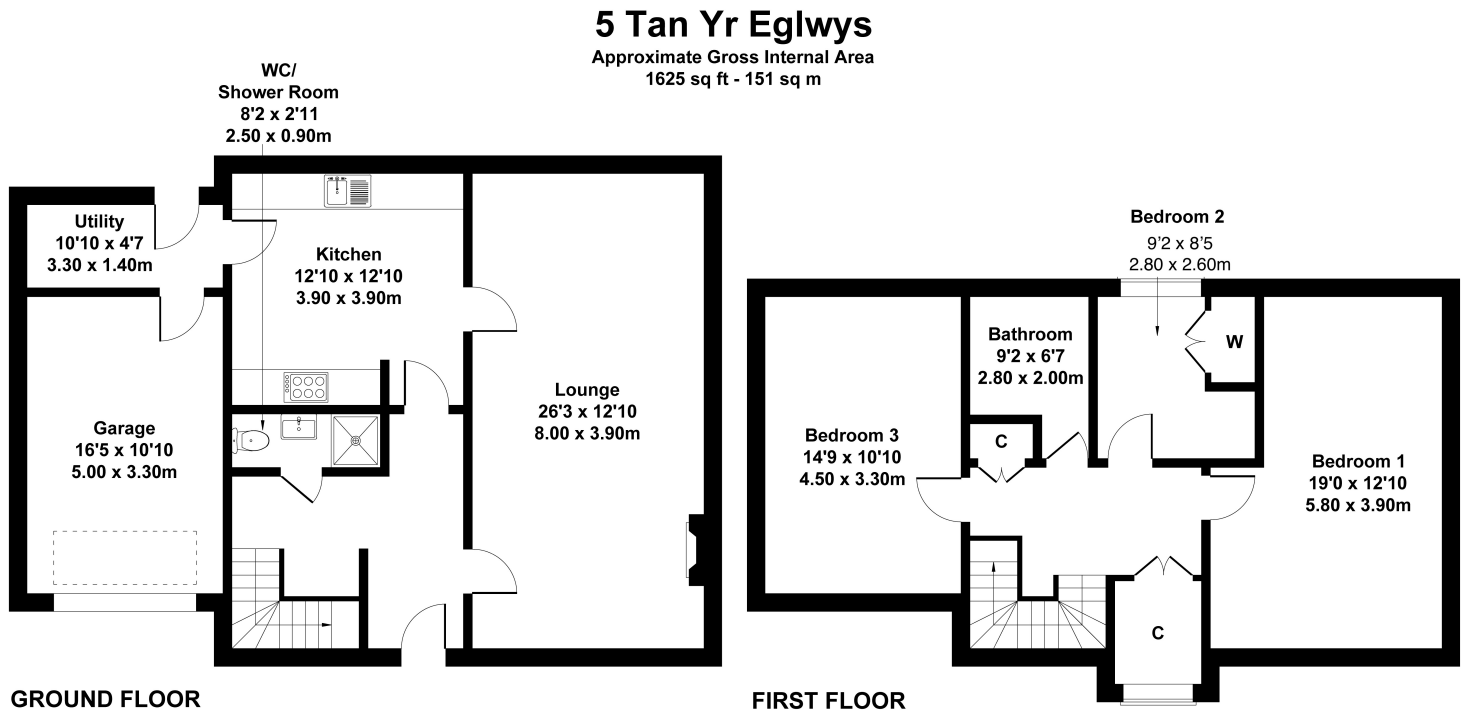
Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

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FLOORPLAN



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