

Gwelfor, Abersoch, Pwllheli, Gwynedd. LL53 7ER

- PANORAMIC SEA AND MOUNTAIN VIEWS OVER THE GOLF COURSE
- GENEROUS GARDEN WITH MATURE BORDERS
- CURRENTLY USED AS A SECOND HOME/HOLIDAY LET
- LARGE PLOT NEIGHBOURING THE GOLF COURSE WITH POTENTIAL TO IMPROVE
- SHORT WALK TO THE BEACH, SHOPS AND RESTAURANTS
- OFF ROAD PARKING

PROPERTY DESCRIPTION

A coastal paradise! Located on the perimeter of Abersoch golf course, Gwelfor is a wonderful home with impressive sea and mountain views, featuring 4 bedrooms, 1 bathroom, a generous South East facing garden and off road parking, this coastal home ticks numerous boxes on the wish list.

Welcome to Gwelfor, a stunning four-bedroom detached property that epitomises coastal living at its finest. Set in an enviable location, this home offers the perfect blend of tranquility and convenience, making it an ideal holiday let or a cherished home. A Location to Love Gwelfor is perfectly positioned to take full advantage of Abersoch's charm. You'll find yourself as a neighbour to the prestigious Abersoch Golf Course, offering a peaceful and picturesque backdrop.

The property boasts spectacular views, with the glistening sea visible from most rooms and majestic mountains gracing the distant horizon. Despite its serene setting, you are just a short, leisurely stroll from the heart of the village. Explore Abersoch's vibrant scene, from its delightful restaurants and unique shops to its beautiful, sandy beaches.

Inside, you'll be greeted by an inviting, open-plan living area. This bright and airy space is designed to maximize the beautiful surroundings, providing a seamless connection to the outdoors. The kitchen, smartly positioned to the side of the property, offers a delightful surprise with a charming sea view from the sink—perfect for enjoying a moment of coastal bliss whilst washing up!

Gwelfor is thoughtfully laid out to accommodate family and friends with ease. The property features four bedrooms, with two conveniently located on the ground floor and two more upstairs. A well-appointed main bathroom on the ground floor services the property, ensuring comfort for all.

The property sits within a large, private garden, providing a wonderful space for outdoor relaxation and entertainment. Whether you're enjoying a morning coffee, an evening barbecue, or simply taking in the sea air, this garden is a true extension of the home, offering a peaceful retreat in a sought-after location.

NOTE: The property next door (Cae Pwll Heulog) is for sale with Elvins Estate Agents and owned by the same vendor. Presenting an opportunity to acquire two neighbouring properties in this sought after area. See more details here - <https://www.elvinsestateagents.co.uk/property-for-sale/pwllheli-86/>

Viewings are highly recommended through Elvins Estate Agents.

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

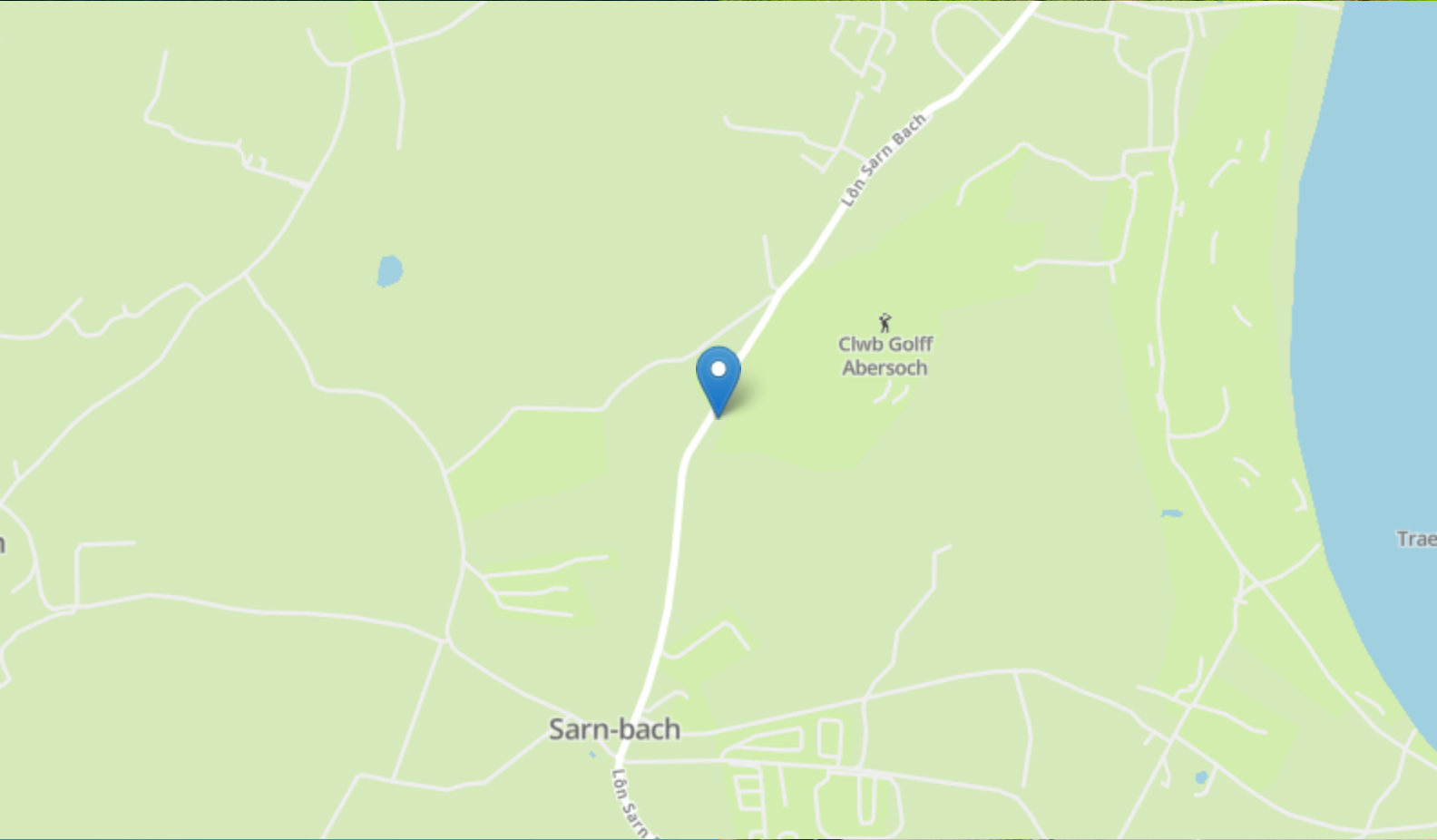
Services Mains water, drains and electricity. Electric heating.

Location Information Pwllheli 5.5 miles . Porthmadog 18.8 miles . Bangor 35.2 miles . Chester 96.2 miles . Shrewsbury 93.2 miles . Manchester 131 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.





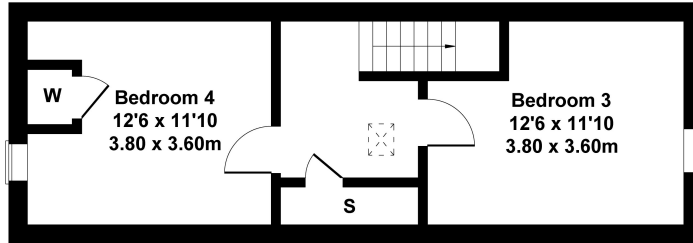
Note: Outline is should refer to th

FLOORPLAN & EPC

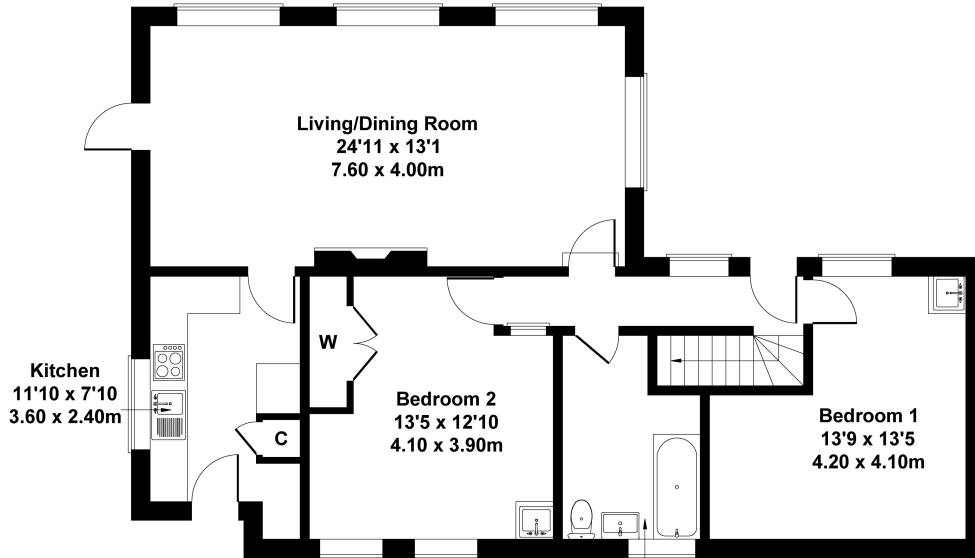


Gwelfor, Abersoch

Approximate Gross Internal Area
1270 sq ft - 118 sq m



FIRST FLOOR



GROUND FLOOR

Bathroom
10'6 x 7'3
3.20 x 2.20m

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(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