



# 15 Maes Awel, Abersoch, Pwllheli, Gwynedd. LL53 7HS

- PRIVATE LOCATION
- EXCELLENT PARKING
- SHORT WALK TO THE BEACH
- RECENTLY RENOVATED
- EXCELLENT CONDITION
- 4 DOUBLE BEDROOMS

## PROPERTY DESCRIPTION

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15 Maes Awel is a renovated detached bungalow which is located in the sought after Maes Awel cul-de-sac, only 15 minutes walk to Abersoch main beach and 10 minutes walk to the village center. This charming bungalow benefits from a corner plot position which borders woodlands and the Afon/River Soch below. The property offers 4 bedrooms and 2 bathrooms with the addition of a separate w/c. There is an open plan kitchen-diner-lounge which provides access to the rear garden and benefits from dual aspect windows.

The fully equipped kitchen benefits from a breakfast bar and offers an inclusive and social space for entertaining. The living area has an open fire as a focal point and a secondary form of heating for cosy winter nights.

All four bedrooms are comfortable double rooms, and the master bedroom benefits from an en-suite shower room, while two of the other bedrooms have private vanity units. There is a generous loft room which is carpeted and has a window on the gable end with a loft ladder access, which provides excellent storage space or an additional room for entertaining or sleeping additional guests.

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, drainage and electricity. Gas fired central heating.

### Location Information

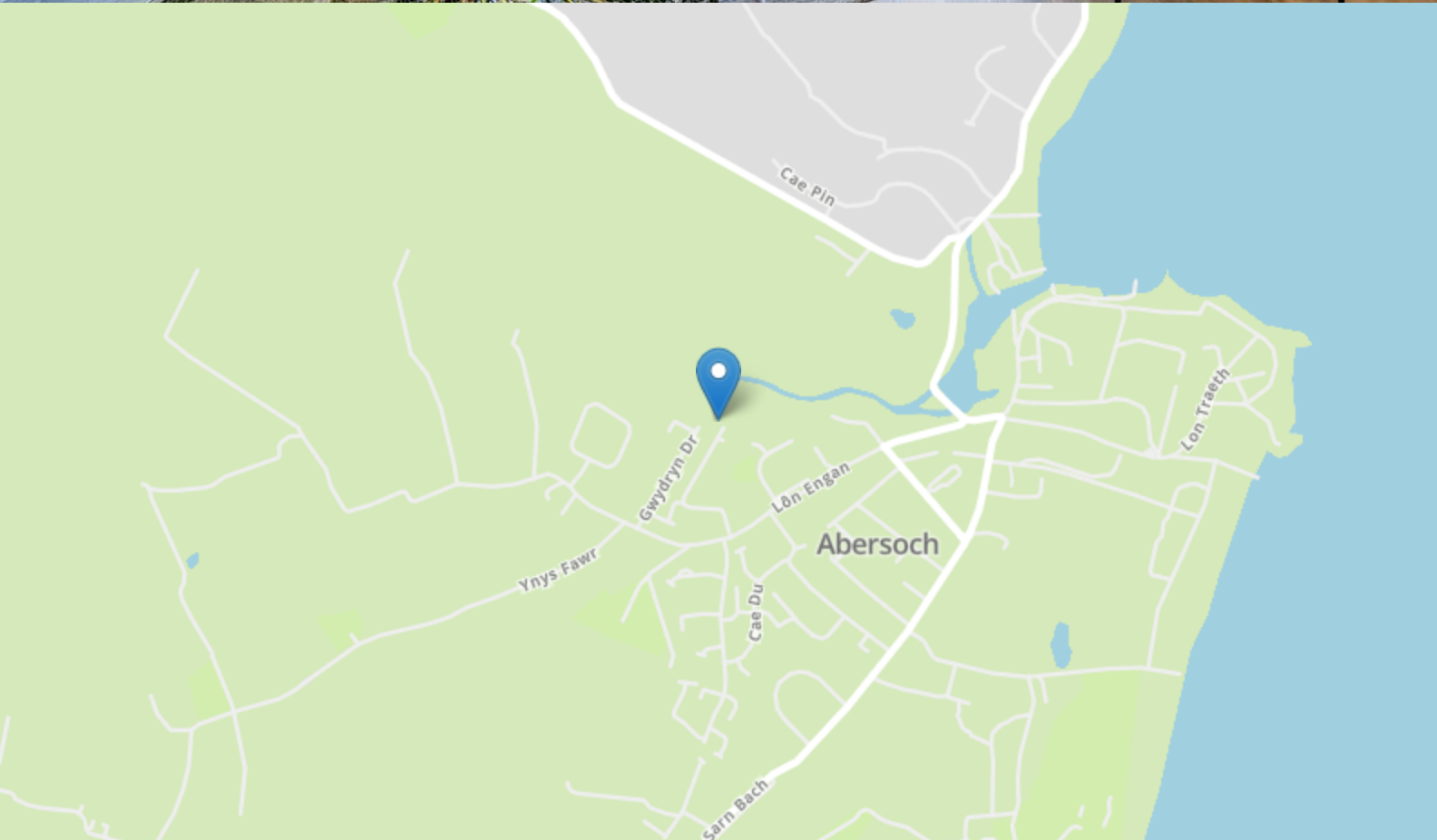
Pwllheli 5.3 miles . Porthmadog 18.3 miles . Bangor 34.7 miles . Chester 94.4 miles . Shrewsbury 92.1 miles . Manchester 130 miles.

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.

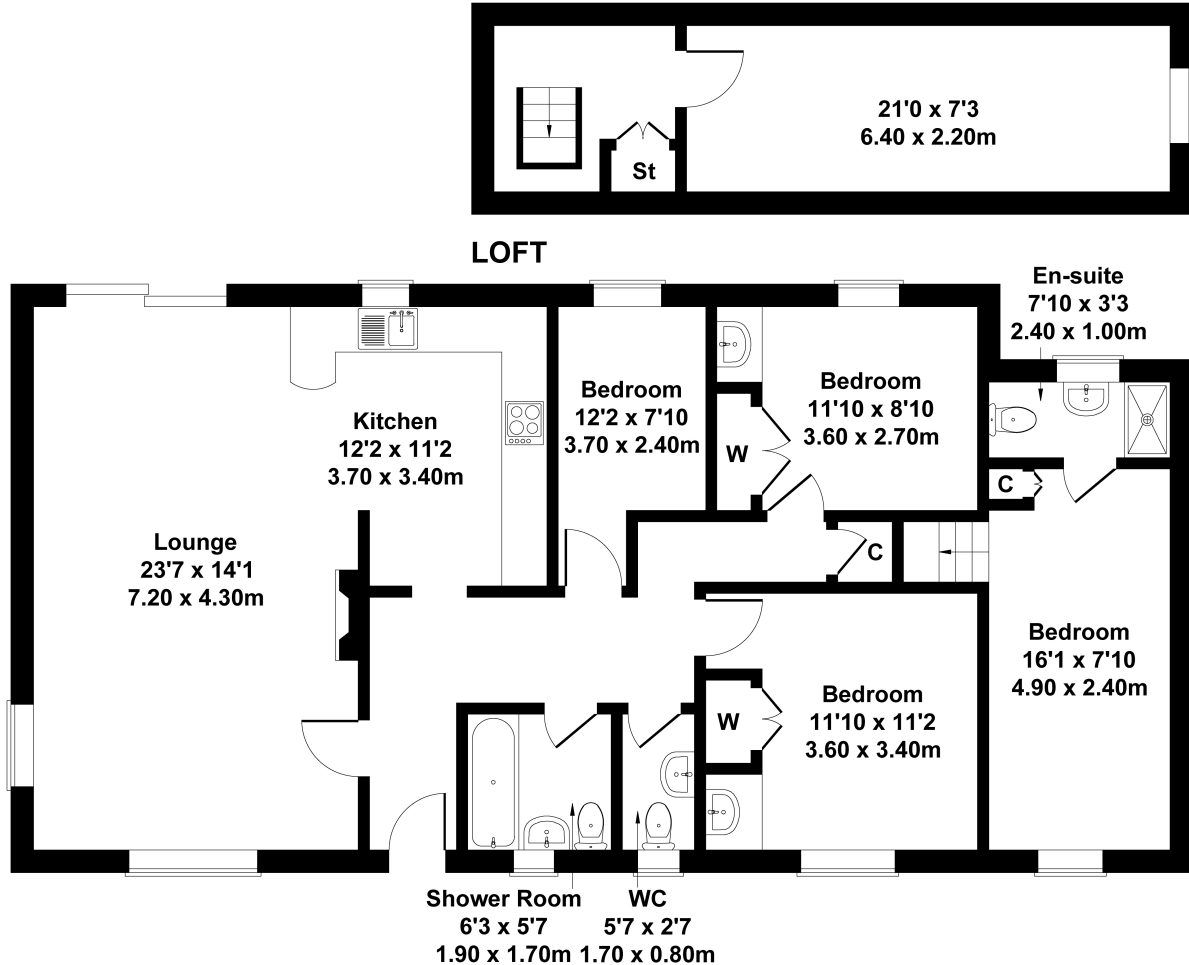
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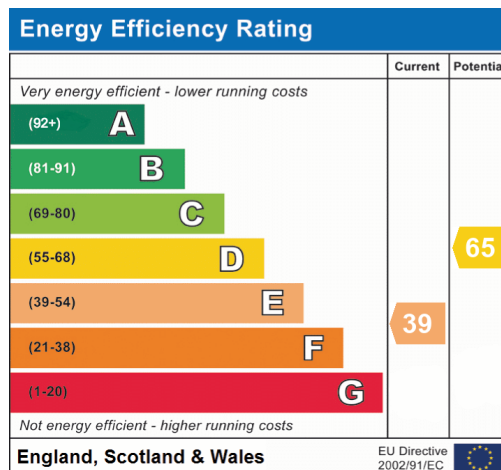


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Approximate Gross Internal Area  
1356 sq ft - 126 sq m



Not to Scale. Produced by The Plan Portal 2025  
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