



# 1 Cae Pin Estate, Abersoch, Pwllheli, Gwynedd. LL53 7UH

- SOUGHT AFTER LOCATION
- ANNEXE/HOLIDAY LET
- SEA VIEWS
- PRIVATE PARKING
- CLOSE TO THE BEACH
- SHORT WALK TO ABERSOCH VILLAGE
- AIR SOURCE HEAT PUMP
- POTENTIAL TO IMPROVE



## PROPERTY DESCRIPTION

Nestled in the highly sought-after, vibrant coastal village of Abersoch, this imposing, three-story property presents an outstanding opportunity for discerning buyers seeking both a luxurious family home and an established revenue stream. The property has been intelligently designed and split into two distinct, high-quality units, maximising its potential in this premier location.

The majority of the property comprises a generous family residence spanning the first and second floors. This home offers four bedrooms and two contemporary bathrooms, providing ample room for family life and visiting guests. The main living areas are strategically positioned to capture the essence of the location, offering sea views from the upper levels, creating a stunning backdrop to daily life. This is a bright, airy space, perfect for entertaining or relaxing after a day on the water.

### The Self-Contained Annexe

A significant and invaluable asset is the self-contained, one-bedroom annexe located on the ground floor. This unit is currently operating as a successful holiday rental/Airbnb, providing a consistent income. Crucially, the annexe maintains its privacy with its own exclusive outdoor amenities: a private courtyard area for guests, complete with a dedicated outdoor shower area ideal for rinsing off after a day at the beach, and a sheltered, private seating area.

### Modern Efficiency and Outdoor Lifestyle

The property is equipped for modern, sustainable living. A high-efficiency Air Source Heat Pump provides environmentally friendly and cost-effective heating and hot water, complemented by double glazing installed throughout for maximum comfort and insulation. Outside, the property is framed by a delightful wrap-around garden. This includes attractive decking to the rear with glorious sea views, offering the perfect setting for alfresco dining. To the front, a lovely patio area is perfectly positioned to capture the welcome evening sun and spectacular Abersoch sunsets. Furthermore, the convenience of private off-street parking adds significant practical value in this popular seaside village.

This is a truly unique offering: a large, versatile 5-bedroom coastal property that flawlessly combines substantial, quality family living with a proven, successful income stream in one of North Wales' most desirable locations. Early viewing is highly recommended to fully appreciate the scope and quality of this exceptional residence.

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. Air source heat pump.

### Location Information

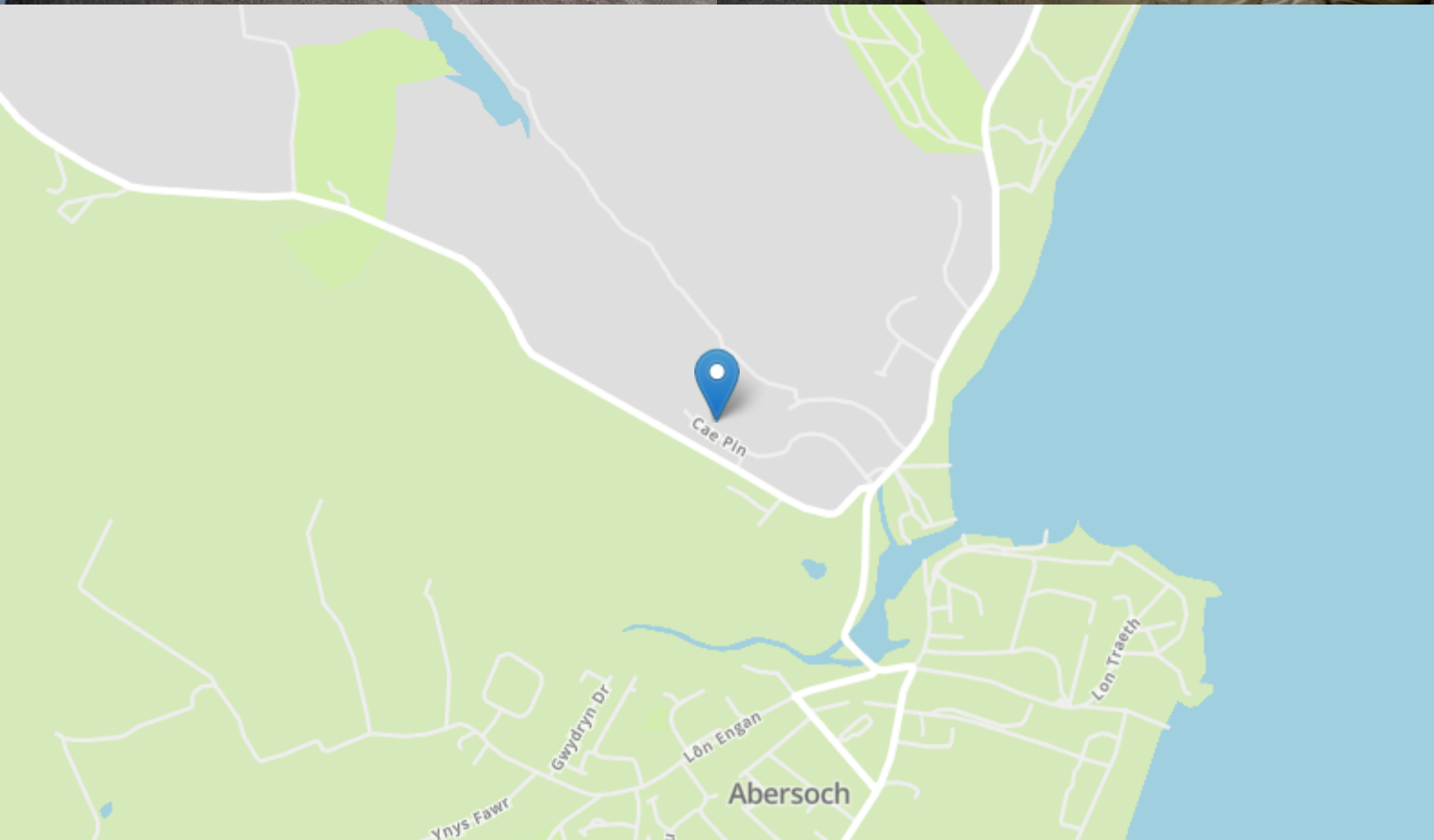
Pwllheli 5.3 miles . Porthmadog 18.3 miles . Bangor 34.7 miles . Chester 94.4 miles . Shrewsbury 92.1 miles . Manchester 130 miles.

Viewing is strictly by appointment only with Elvins Estate Agents

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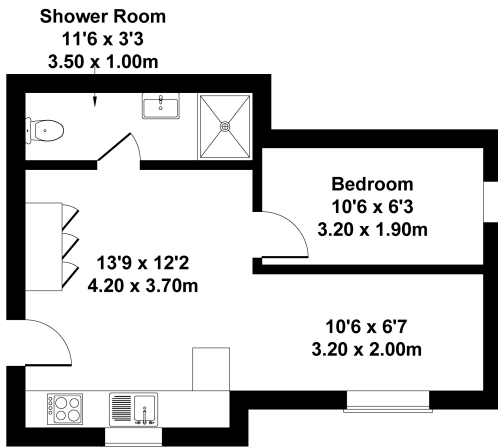
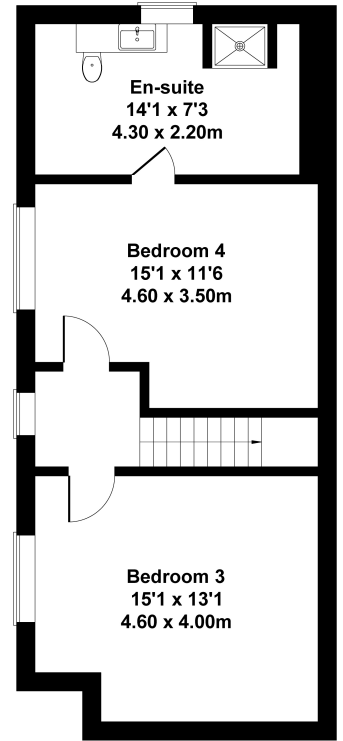
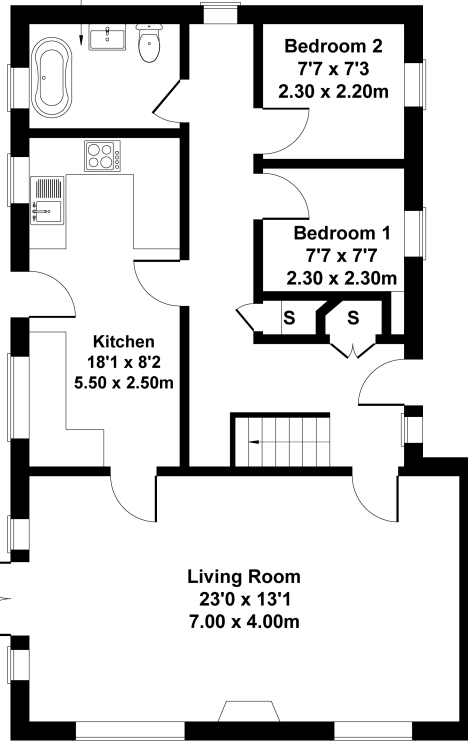
# FLOORPLAN & EPC



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Approximate Gross Internal Area  
1711 sq ft - 159 sq m

Bathroom  
7'7 x 5'7  
2.30 x 1.70m

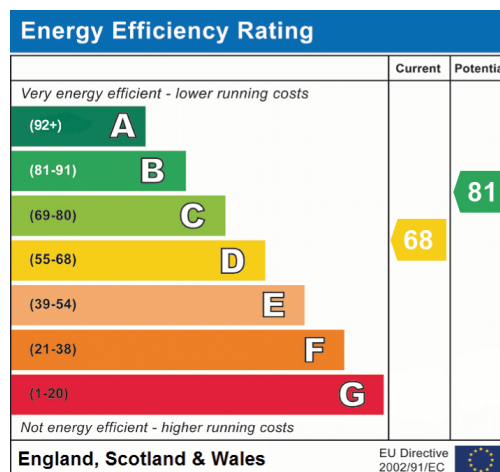


GROUND FLOOR APARTMENT

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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