



Flat 2 Talafon, Abersoch, Pwllheli, Gwynedd. LL53 7DL

- SEA & HARBOUR VIEWS
- 3 DOUBLE BEDROOMS
- 2ND FLOOR APARTMENT
- CENTRAL LOCATION
- ALLOCATED PARKING

PROPERTY DESCRIPTION

Occupying a prime position in the heart of Abersoch village, this spacious second-floor apartment offers a rare combination of coastal charm and central convenience. The property is perfectly situated to enjoy the vibrant local atmosphere, with boutique shops, popular bars, and acclaimed restaurants just moments away, while the golden sands of the renowned beach are only a short, scenic stroll from the front door.

The heart of the home is a generous lounge, characterised by two large picture windows that frame breathtaking panoramic views of the sea, the activity of the inner harbour, and the surrounding countryside. This light-filled space provides a tranquil spot to relax while watching the changing tides. Complementing the living area is a separate, well-proportioned kitchen that also serves as a comfortable family dining area. The kitchen is designed with practicality in mind, offering extensive worktop space and a full suite of integrated appliances, all while maintaining those sought-after views of the coast and hills.

The sleeping accommodation is equally well-considered, consisting of three bright and airy double bedrooms. In a thoughtful nod to convenience, each of the three bedrooms features its own private wash basin, ideal for hosting family and guests. These rooms are served by a central family bathroom. Adding further value to this village-centre gem is the inclusion of private off-street parking on the ground floor, providing peace of mind and ease of access in this popular seaside destination.

Tenure - We believe the property to be Leasehold, holding a 125 year lease from 2002, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Council Tax Band - N/A

Services - Mains water, drainage and electricity

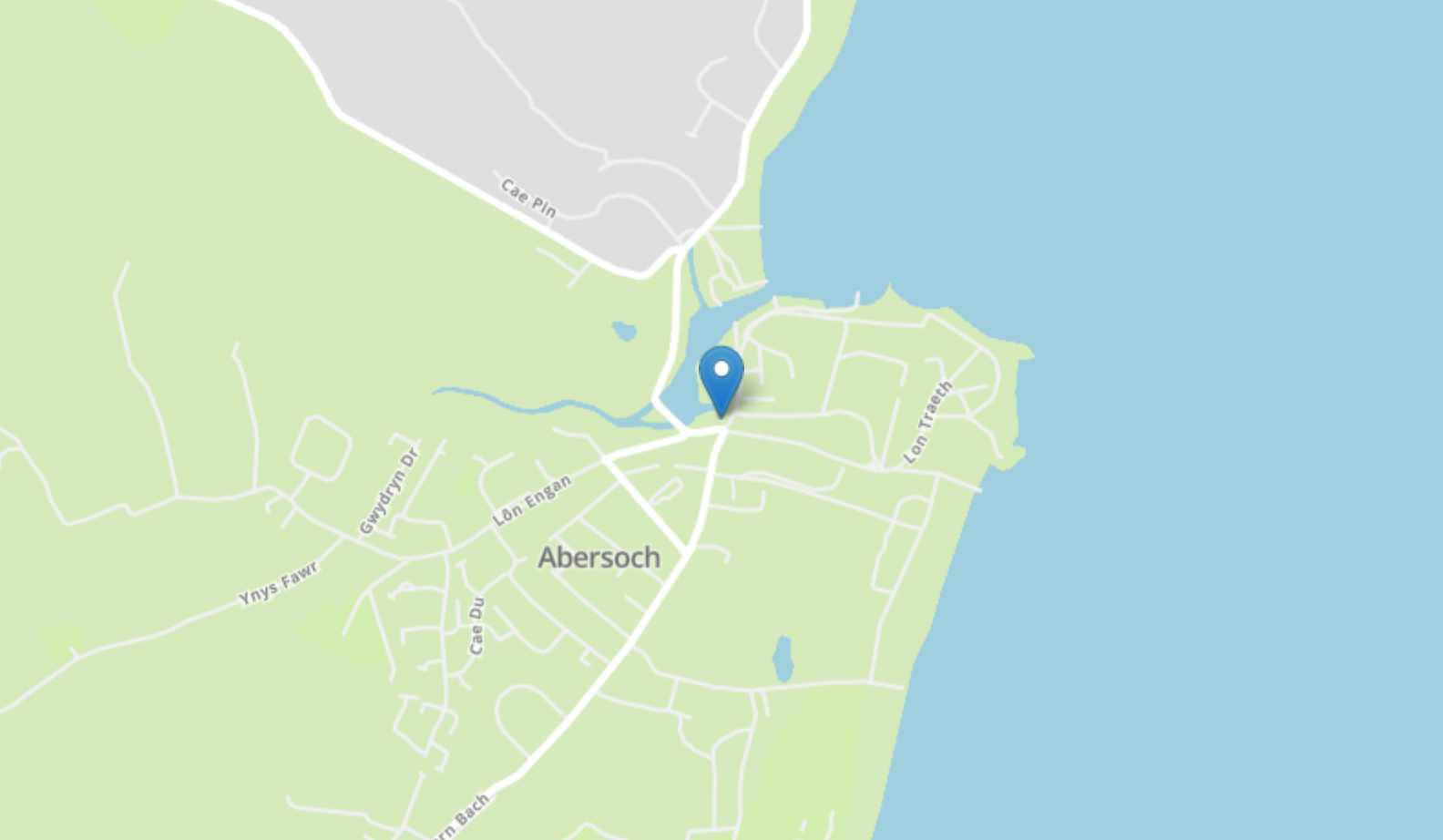
Location Information Pwllheli 4.2 miles . Porthmadog 17.4 miles . Bangor 33.1 miles . Chester 94.8 miles . Shrewsbury 91.9 miles . Manchester 129 miles.

Viewing is strictly by appointment only with Elvins Estate Agents

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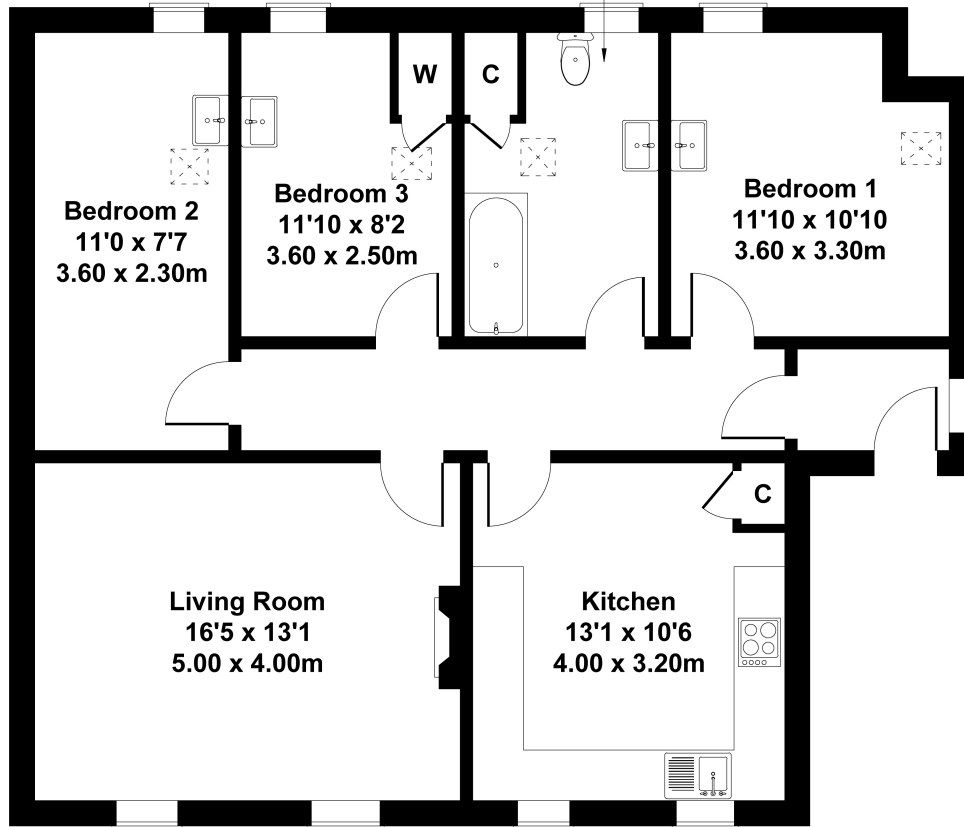





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Approximate Gross Internal Area
969 sq ft - 90 sq m

Bathroom
11'10 x 7'7
3.60 x 2.30m



Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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