



## 2b Pen Y Bont, Abersoch, Pwllheli, Gwynedd. LL53 7HQ

- 2ND FLOOR APARTMENT
- SEA AND COUNTRYSIDE VIEWS
- IMMACULATELY PRESENTED
- PRIVATE PARKING
- HOLIDAY LET PROPERTY
- CENTRAL LOCATION

## PROPERTY DESCRIPTION

Discover your perfect coastal escape in the heart of Abersoch with this charming, well-maintained two-bedroom, second-floor apartment. Ideally situated in the village centre, this property has been successfully managed as both a second home and a lucrative holiday let over the years, offering a true 'turn-key' opportunity.

The apartment features a bright and comfortable open-plan living space encompassing the fitted kitchen, dedicated dining area, and relaxation space—an ideal layout for socialising and enjoying the views. The accommodation is completed by two pleasant bedrooms and a well-appointed family bathroom.

A key highlight of this apartment is the unrivalled views. Residents will enjoy breathtaking sea and harbour views from the main living area and bedrooms, complemented by pleasant countryside and River Soch views to the rear of the property. The building is positioned to allow access to well-kept communal grounds and offers the significant advantage of private, gated underground parking.

This desirable location places you right in the centre of Abersoch, a very popular seaside village renowned for its stunning beaches and coastal walks. The village provides excellent amenities including plenty of restaurants, cafes, bars and pubs, convenience stores, a post office, garage, pharmacy, and a number of boutique shops. This is a fantastic chance to secure a highly desirable property in one of North Wales' most sought-after coastal locations.

### Stamp Duty

Residential - £4,380

Second Home - £19,750

\*Figures provided using Welsh Government LTT calculator

### Tenure

We believe the property to be Leasehold, with all owners owning a share of the property management company (Pen Y Bont (Rheolaeth) Ltd), which owns the Freehold. But potential purchasers should seek clarification from their solicitor prior to an exchange of contracts. The development is professionally operated by a local Facilities Management company in conjunction with the Board of Directors on behalf of the leaseholders. The management company boasts healthy reserves and benefits from an ongoing maintenance program.

Council Tax Band – D

Services Mains water, drainage and electricity. Gas fired central heating and underfloor heating.

Location Information Pwllheli 6.9 miles . Porthmadog 20.1 miles . Bangor 36.5 miles . Chester 97.5 miles . Shrewsbury 94.6 miles . Manchester 132 miles.

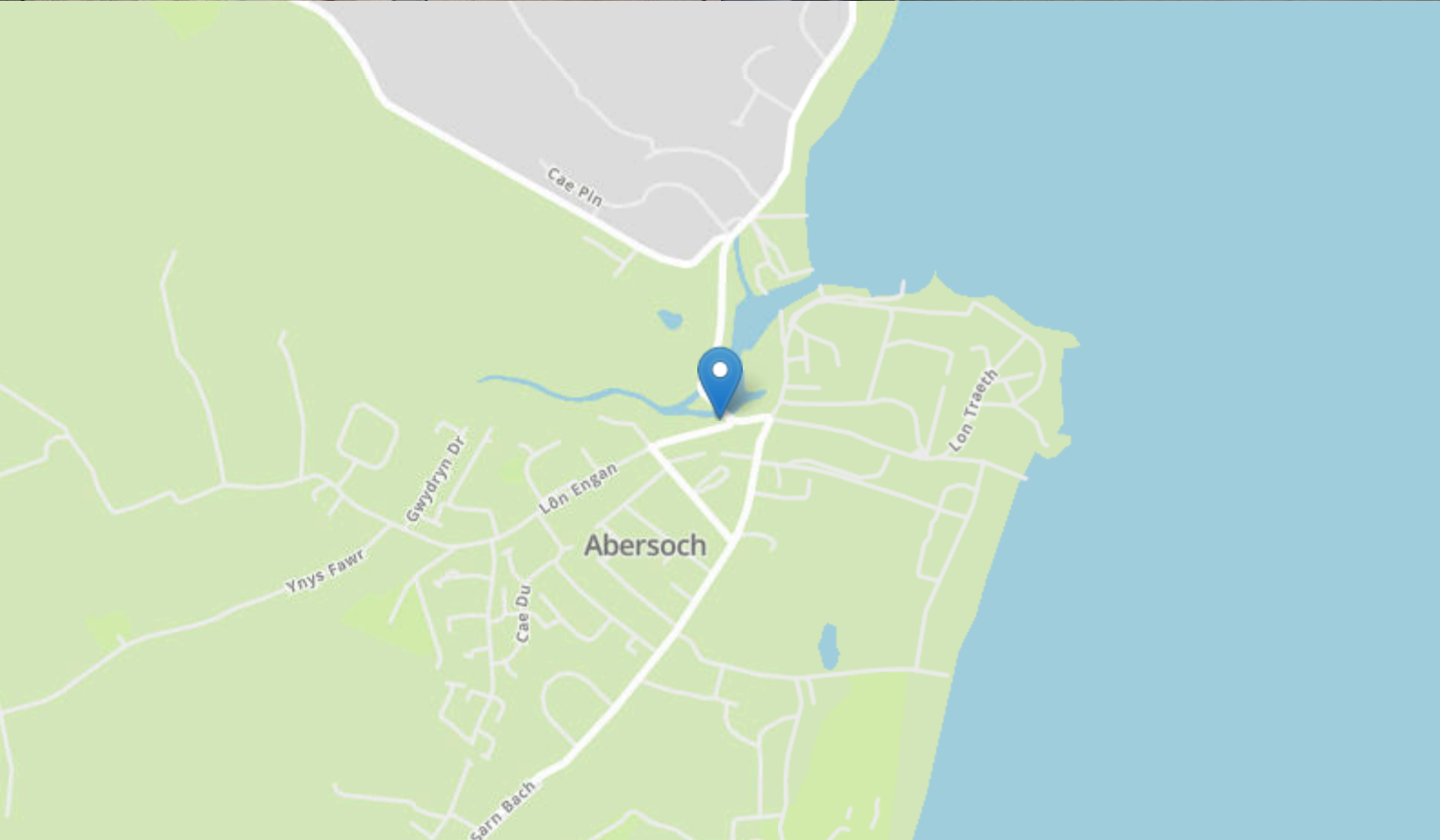
Viewing is strictly by appointment only with Elvins Estate Agents

### 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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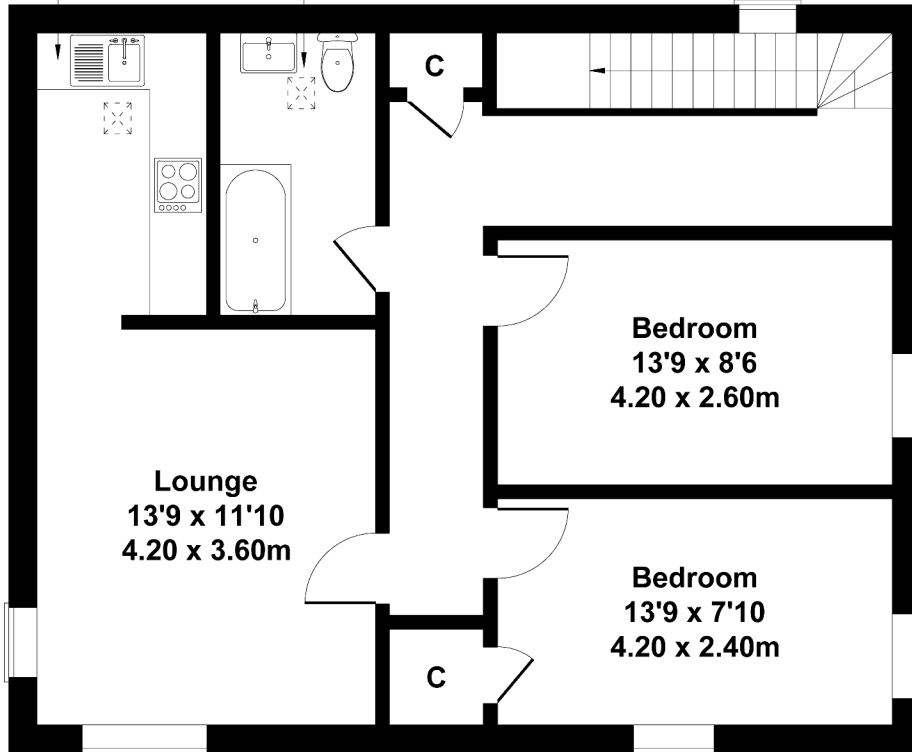


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Approximate Gross Internal Area  
721 sq ft - 67 sq m


**Kitchen**  
9'10 x 5'11  
3.00 x 1.80m

**Bathroom**  
9'10 x 5'7  
3.00 x 1.70m



## SECOND FLOOR

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	41	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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