



# 234 Cae du Village, Abersoch, Pwllheli, Gwynedd . LL53 7DZ

- SEA VIEWS FROM THE SECOND FLOOR
- ALLOCATED PARKING AND ENCLOSED REAR GARDEN
- SHORT WALK TO THE BEACH AND VILLAGE
- OPEN PLAN LIVING WITH BALCONY AREA
- EV CHARGING POINT
- 2 BATHROOMS

## PROPERTY DESCRIPTION

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Located in the heart of one of the Llŷn Peninsula's most sought-after coastal villages, 234 Cae Du is a beautifully appointed, four-bedroom mid-terrace property that perfectly captures the essence of Abersoch living. Designed with a practical, "upside-down" layout to maximize natural light and sense of space, this home is ideal as for multiple families to enjoy.

**The Living Space (First Floor)** The heart of the home is located on the first floor, featuring an expansive open-plan living, kitchen, and dining area. This social hub is flooded with light and leads directly onto a private front balcony—the perfect spot for morning coffee or an evening BBQ. The property is intelligently arranged over three floors to provide space and privacy for families or groups.

**Second Floor:** Features two bright bedrooms and a contemporary shower room. The rear-facing room enjoys a picturesque sea view through the Velux window, offering a constant reminder of the nearby coastline. The Ground Floor comprises of two further well-proportioned bedrooms and a second modern shower room, providing excellent convenience for guests or children.

**Enclosed Rear Garden:** A private, secure outdoor space is perfect for alfresco dining, storing paddleboards, or letting the kids play safely. Stress-free allocated parking is located directly on the front driveway—a premium commodity in the heart of Abersoch.

**Location is everything at Cae Du.** Residents are just a short, level stroll away from Abersoch Main Beach, Renowned for its golden sands and sheltered waters. Abersoch Golf Club: A premier course offering stunning links-style play. The Village Centre: Home to vibrant boutiques and eateries, and cozy local pubs. **Agent's Note:** Properties in Cae Du are highly coveted for their proximity to the beach and village. With four bedrooms and two bathrooms, this residence offers the scale and versatility rarely found so close to the action.

**Tenure** We believe the property to be Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

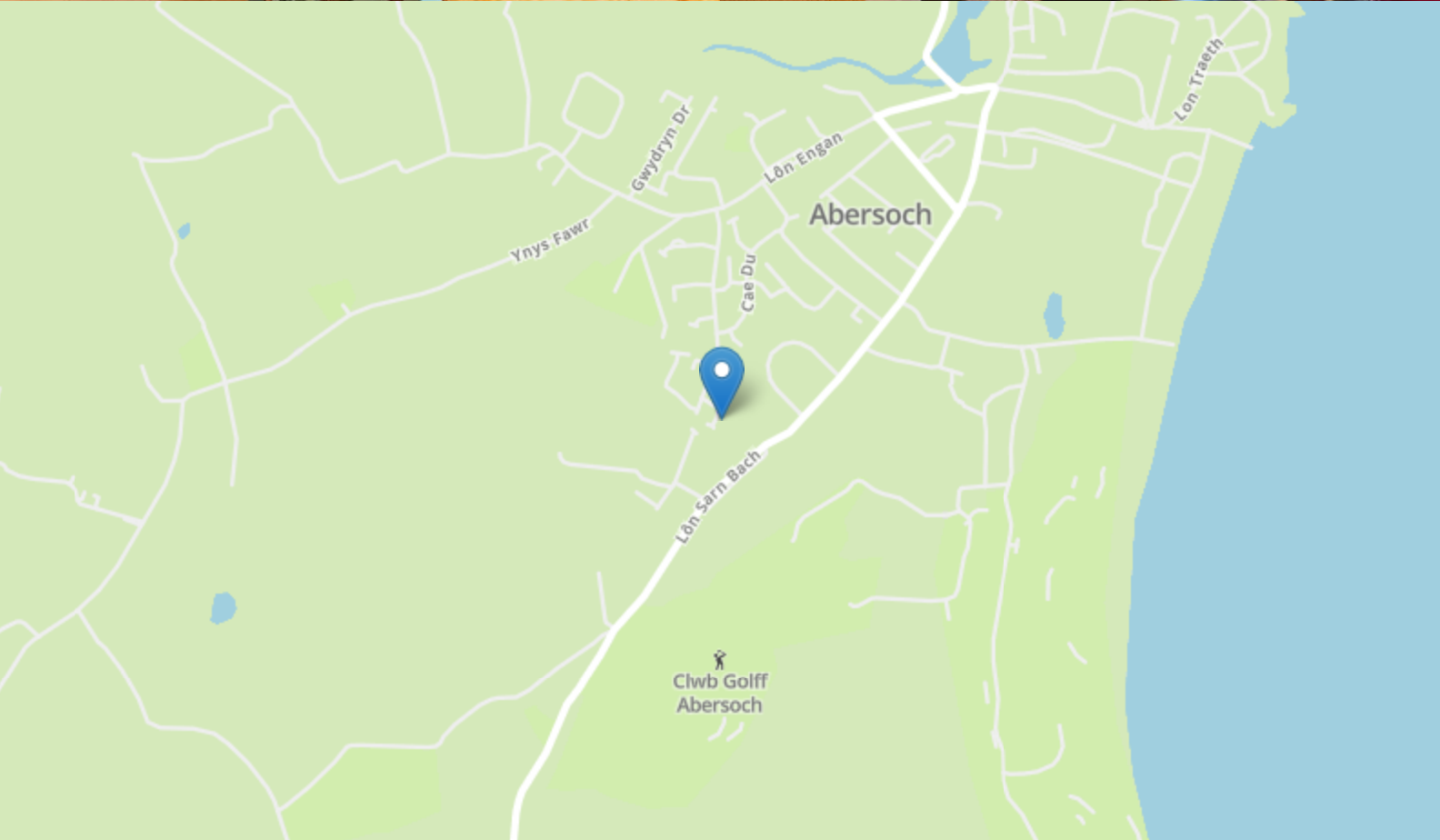
Council Tax Band - E

Services - Mains water, drainage and electricity.

**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.

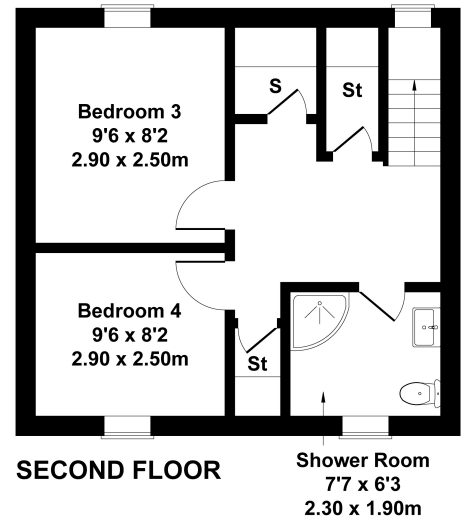
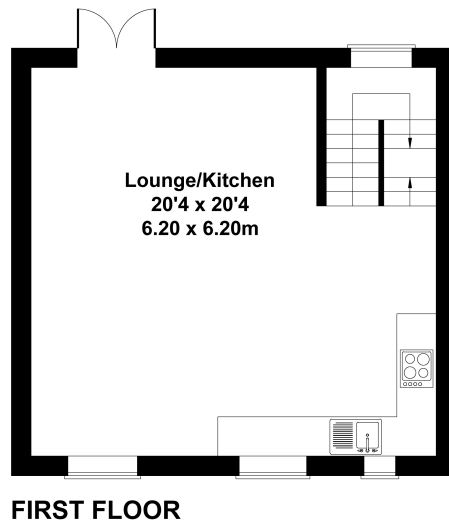
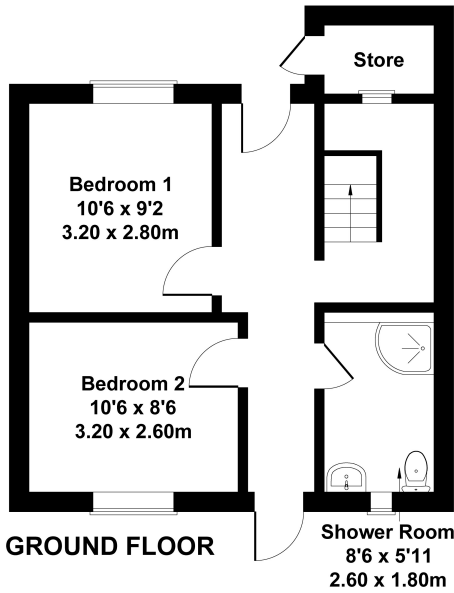
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## 234 Cae Du, Abersoch

Approximate Gross Internal Area  
1216 sq ft - 113 sq m



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	