



Trem Y Borth, Bwlchtocyn, Pwllheli, Gwynedd. LL53 7BT

- 2271 SQFT PROPERTY WITH HOLIDAY LET BASEMENT APARTMENT
- SEA VIEWS
- SHORT WALK TO THE BEACH AND GOLF COURSE
- QUIET AND PRIVATE CUL DE SAC LOCATION
- STYLISH INTERIOR, RENOVATED TO A HIGH STANDARD
- LARGE DECKING AREA CONNECTING LIVING SPACE TO THE GARDEN
- TERRACE IN THE SUN FOR MOST OF THE DAY AND IN THE EVENING

PROPERTY DESCRIPTION

Perched in the prestigious enclave of Bwlchtocyn on the southern tip of the Llŷn Peninsula, Trem Y Borth is a masterclass in contemporary coastal living. This substantial detached residence has undergone an extensive and sympathetic renovation, resulting in a home that radiates effortless style while remaining deeply functional for the modern homeowner. Located just a short walk from the golden sands and a stone's throw from the vibrant village of Abersoch, the property enjoys an elevated position that captures striking sea views, offering a serene retreat from the everyday hustle.

The true brilliance of Trem Y Borth lies in its ingenious, versatile layout. Currently configured to balance a private sanctuary with a lucrative income stream, the first floor serves as a sophisticated three-bedroom, two-bathroom primary residence. Meanwhile, the ground floor houses a self-contained two-bedroom apartment that the current owners successfully holiday let. For those who require a singular, expansive family home, a connecting internal staircase allows the entire property to flow seamlessly as one six-bedroom residence.

The interiors have been curated to an exacting standard, blending high-end finishes with a relaxed coastal palette. The heart of the home is the designer kitchen, where sleek lines meet practical luxury. Here, bi-fold doors erase the boundary between inside and out, opening the entire room to an expansive decking area terrace which is in full sun for most of the day and faces the sun setting in the evenings. Framed by a glass balustrade to ensure the sea views remain unobstructed, this outdoor space is perfect for al fresco entertaining.

Beyond the decking, the grounds transition into beautifully landscaped lawned gardens and sun-drenched patio areas. The property is further enhanced by a detached garage, providing essential storage for vehicles or the maritime gear synonymous with life on the Peninsula. Whether utilized as a multi-generational retreat or a high-yield investment with a private annex, Trem Y Borth represents a rare opportunity to acquire a "turn-key" gem in one of North Wales' most sought-after postcodes.

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

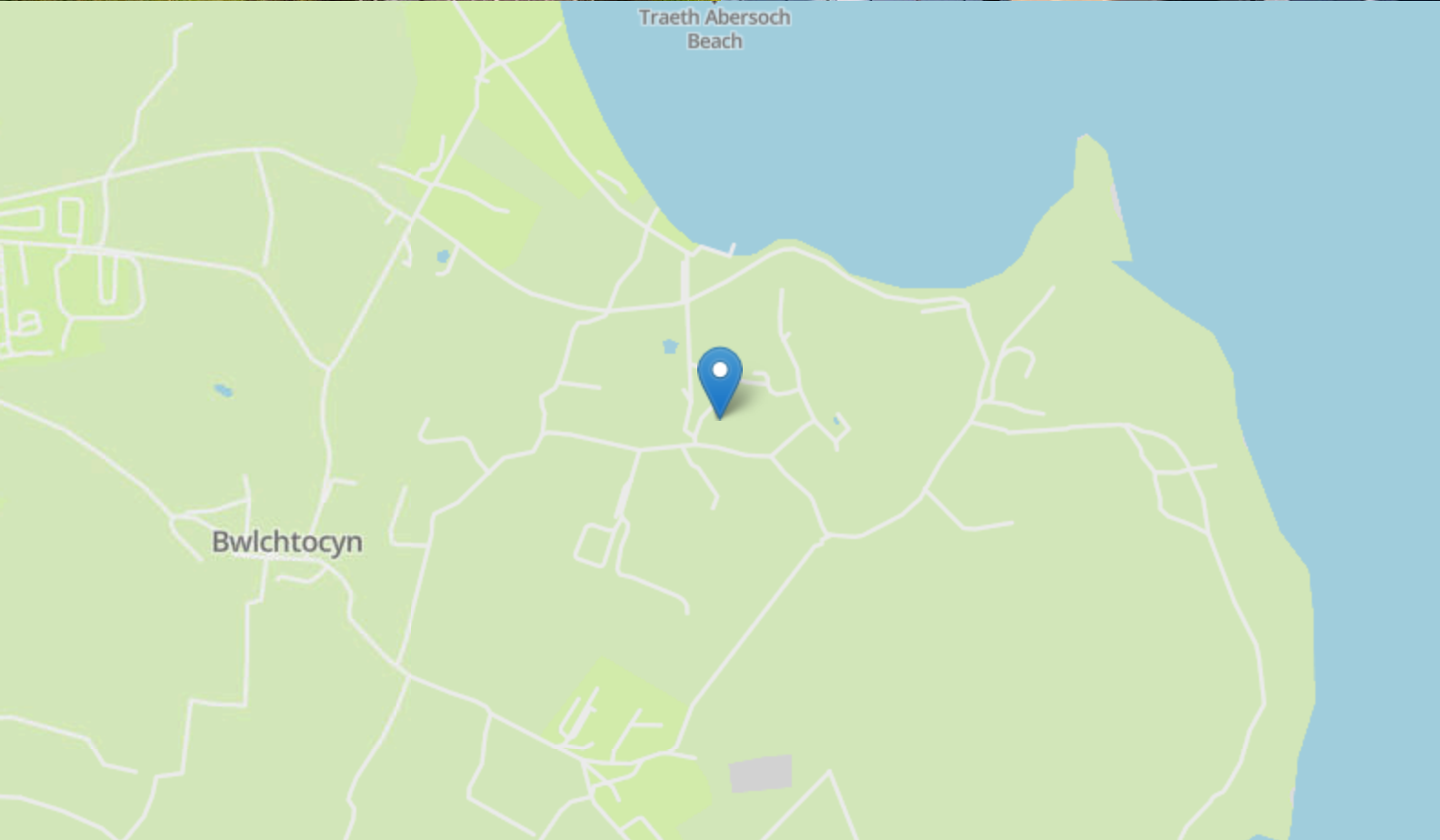
Council Tax Band – Main House - F (Revalued as band G if single dwelling) / Apartment - C (may qualify for 100% small business rates relief).

Services Mains water, drainage and electricity. Location Information Pwllheli 3.9 miles . Porthmadog 17.1 miles . Bangor 33.6 miles . Chester 94.5 miles . Shrewsbury 91.6 miles . Manchester 129 miles. Viewing Viewing is strictly by appointment only with Elvins Estate Agents Marketing

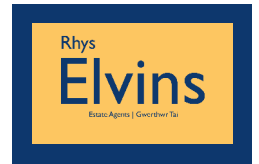
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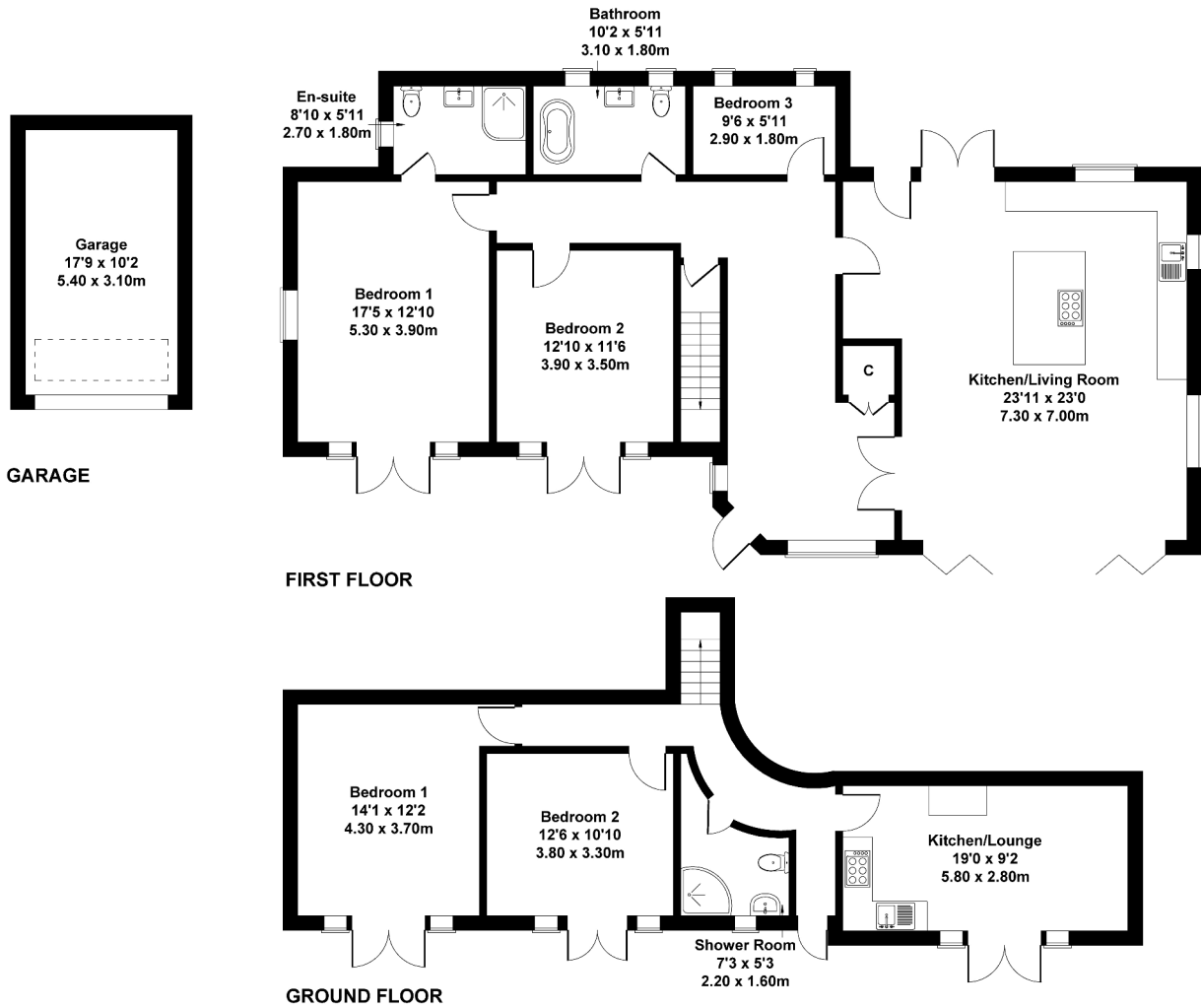


FLOORPLAN



Trem Y Borth, Bwlchtocyn

Approximate Gross Internal Area
2271 sq ft - 211 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.