



33 Cae du Estate, Abersoch, Pwllheli, Gwynedd. LL53 7EN

- LARGE PLOT WITH GENEROUS GARDENS
- SINGLE GARAGE WITH OFF ROAD PARKING AT THE REAR
- SHORT WALK TO THE BEACH AND VILLAGE
- 2 BATHROOMS

PROPERTY DESCRIPTION

Located on an enviable, oversized plot within the heart of Abersoch, 33 Cae Du is a quintessential coastal retreat that blends the ease of bungalow living with an impressive sense of scale. Unlike many properties in the area, this home is framed by expansive greenery, featuring a sprawling front lawn that provides a welcoming sense of arrival and a deep, private rear garden designed for both relaxation and lively summer hosting.

The interior has been thoughtfully reimagined to embrace a modern, social lifestyle. The main living space is a bright and airy sanctuary, where the kitchen, dining, and lounge areas flow seamlessly into one another. This central hub is defined by its connection to the outdoors; large sliding glass doors act as a transparent border between the interior and the garden, opening wide to invite the sea breeze in and providing effortless access to the sun-drenched patio. It is a space designed for slow mornings with coffee and long evenings watching the light fade over the Llyn Peninsula.

The accommodation is completed by three comfortable bedrooms and two well-appointed bathrooms, offering a practical layout for families or those who love to host weekend guests. Outside, the rear garden is a secure, enclosed sanctuary—perfect for keeping pets safe or enjoying a quiet afternoon in the sun. Practicality matches the property's charm, with a private gate leading directly to the off-road parking area and a single garage, ensuring that returning from a day on the water is always stress-free.

Perhaps the property's greatest luxury is its location. A short, leisurely stroll takes you into the vibrant center of Abersoch village, where upscale boutiques and local bistros await. For those drawn to the water or the greens, both the golden sands of the Main Beach and the panoramic fairways of the Abersoch Golf Club are just minutes away, making 33 Cae Du a perfect gateway to the very best of North Wales coastal life.

The coastal village of Abersoch is a highly sought after location and is renowned for its association to sailing and boating and is home to the South Caernarfonshire Yacht Club. Local amenities include local Londis and SPAR supermarkets, several restaurants, cafes and bars, clothes and gift shops, pharmacy, garages and a local butcher. Several popular beaches can also be found within short walks from the village centre.

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. Central heating

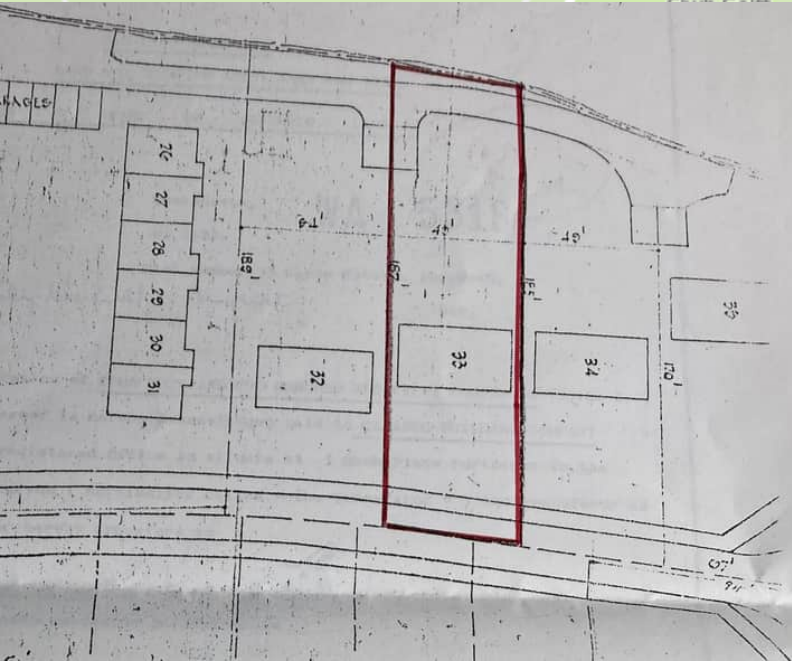
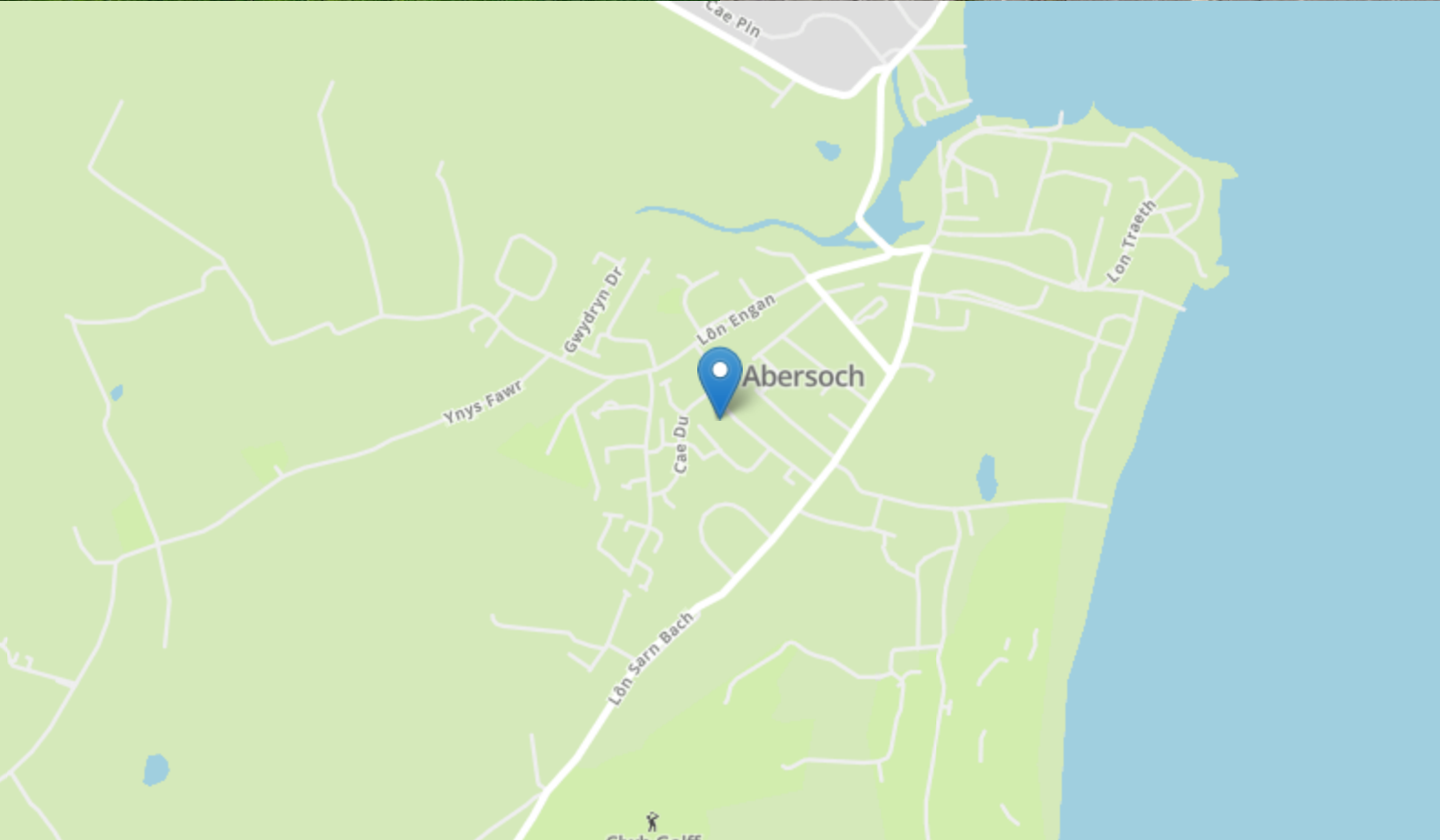
Location Information Pwllheli 6.9 miles . Porthmadog 20.1 miles . Bangor 36.5 miles . Chester 97.5 miles . Shrewsbury 94.6 miles . Manchester 132 miles.

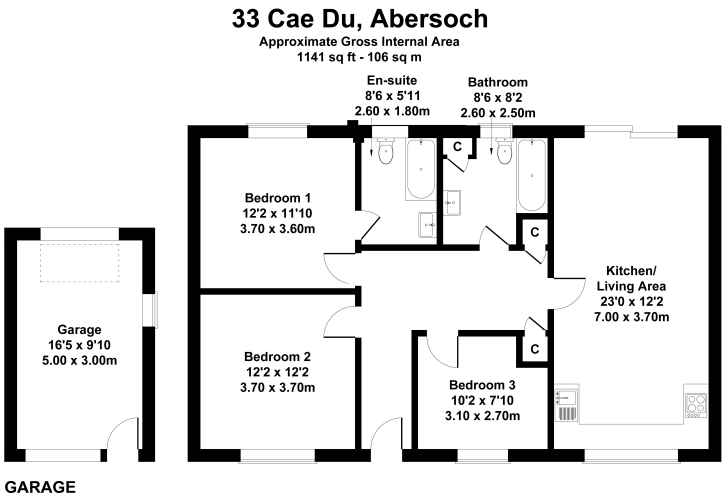
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