

# Corner House, Golf Road, Abersoch, Pwllheli, Gwynedd . LL53 7EF

- 3000 SQFT
- DETACHED TRIPLE GARAGE
- HUGE CORNER PLOT WITH SEA VIEWS
- 5 BEDROOMS, 3 ENSUITE SHOWER ROOMS
- BEAUTIFUL MATURE GARDEN (ENCLOSED)
- GATED DRIVE WITH PARKING FOR 6+ CARS
- RENOVATED TO A HIGH SPECIFICATION
- AVAILABLE FULLY FURNISHED, TURN KEY PROPERTY

## PROPERTY DESCRIPTION

Positioned on a remarkably generous corner plot and set back from the highly coveted Golf Road, Corner House is an architectural masterpiece that redefines luxury coastal living. Perfectly positioned just a short stroll from Abersoch's golden sands, the vibrant village centre, and the prestigious golf club, this impressive residence effortlessly balances unrivalled convenience with a superb level of privacy. Spanning just over 3,000 square feet of meticulously designed living space—including a substantial detached triple garage—the property has been extensively renovated by its current owners with absolutely no expense spared. The result is a masterclass in contemporary design that retains its soulful original charm, offering an incredible attention to detail and a versatile, multigenerational layout.

From the moment you approach the secure, electric-gated entrance, Corner House commands attention. The entrance porch sets an elegant tone, beautifully preserving the property's heritage with traditional quarry tiles and striking architectural archways. Classic sash windows throughout, bridging the gap between timeless character and modern luxury.

The heart of the home is a stunning, dual-tone modern kitchen that is flooded with natural light from overhead Velux skylights. It features premium integrated NEFF appliances, a sleek central island perfect for casual entertaining, and a separate, highly functional utility room to keep the main space immaculate. The expansive living room has been extended by the owners and currently features a full-size pool table. This room is designed to maximize its bright aspect, boasting triple-aspect French doors that frame views of the grounds and invite the outside in. For quieter moments, a separate, cozy snug offers a private sanctuary perfect for escaping with a good book or setting up a personal workout space.

The thoughtful zoning continues upstairs, where the first floor houses four beautifully appointed bedrooms. Three of these bedrooms enjoy the luxury of their own en-suite shower rooms, complemented by a high-specification family bathroom. The master bedroom is a true showstopper, featuring bespoke integrated wardrobes and a private Juliet balcony that showcases breathtaking, far-reaching sea views over the garden. The second floor reveals a charming attic room with exposed beams and a feature single window, offering an adaptable hideaway.

The exterior of Corner House is an entertainer's paradise, wrapped in mature trees and established hedging that ensure complete seclusion. The beautifully landscaped, fully enclosed gardens offer numerous pockets designed for hosting and quiet relaxation. To the South side, a sun-drenched, expansive patio area is ideal for all-day lounging and alfresco dining. This is perfectly complemented by an elevated decking area just off the kitchen, which features a contemporary glass balustrade and serves as the ultimate vantage point for enjoying the stunning sea views. Corner House is more than just a coastal property; it is a rare, turn-key sanctuary where uncompromising luxury meets the relaxed elegance of Abersoch life.

NOTE: Corner House is available fully furnished as a turn key property subject to price.

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 – I

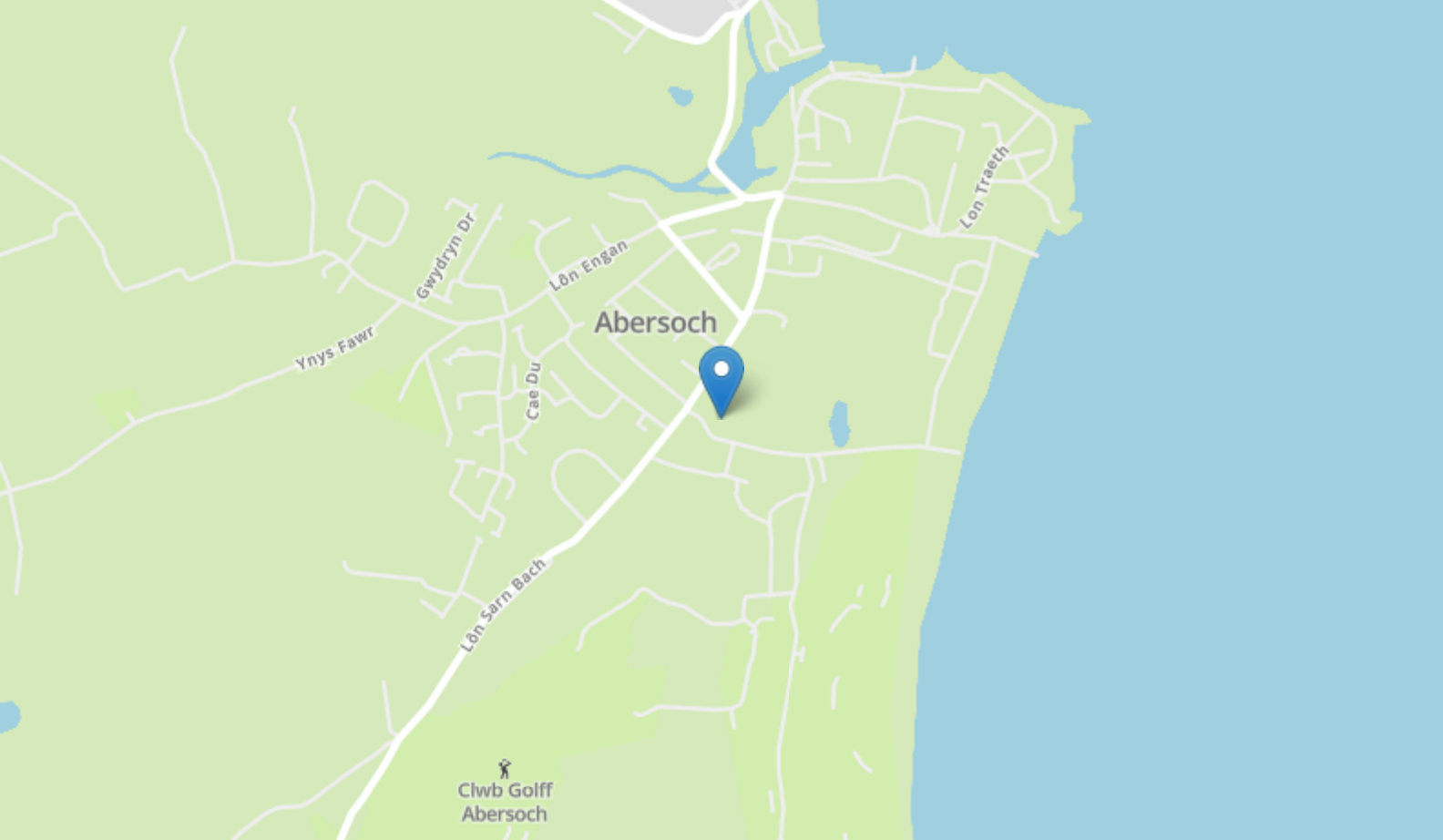
Services Mains water, drainage and electricity, Gas central heating.

Location Information Pwllheli 5.3 miles . Porthmadog 18.3 miles . Bangor 34.7 miles . Chester 94.4 miles . Shrewsbury 92.1 miles . Manchester 130 miles. Viewing Viewing is strictly by appointment only with Elvins Estate Agents

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## MATERIAL INFORMATION

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**Council Tax:** Band I

N/A

**Parking Types:** Allocated. Driveway. Garage. Gated. Off Street. Permit. Private. Rear. Residents.

**Heating Sources:** Central. Double Glazing. Gas. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?**  
No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



# FLOORPLAN



## Corner House, Abersoch

Approximate Gross Internal Area  
3186 sq ft - 296 sq m

