



Tlysfan, Bwlchtocyn, Pwllheli, Gwynedd. LL53 7BN

- SOLD WITH PLANNING PERMISSION FOR A NEW DWELLING
- FREEHOLD WITH NO USE RESTRICTIONS
- NO VAT ON A NEW BUILD PROPERTY
- FANTASTIC LOCATION & GENEROUS PLOT
- AMPLE PARKING & MATURE GARDEN
- FAR REACHING SEA, MOUNTAIN & COUNTRYSIDE VIEWS

PROPERTY DESCRIPTION

A Prime Coastal Development Opportunity with Breathtaking Sea Views. Occupying an enviable, elevated position in the highly sought-after hamlet of Bwlchtocyn, Tlysfan offers a rare and exciting opportunity to create a dream coastal residence WITH PLANNING PERMITTED. Frame-worthy, far-reaching sea views stretch across rolling green fields, capturing the very best of the Llŷn Peninsula's natural beauty and creating an idyllic backdrop for a brand-new home.

With full planning permission already granted for an exceptional grand design. The approved plans allow for a striking new 4-bedroom, 2-bathroom, two-storey property. Every detail of the future home has been cleverly and meticulously thought out, positioning the dwelling perfectly on the plot to maximize the magnificent, panoramic marine vistas and ensure coastal light floods the living spaces.

The location perfectly balances peaceful privacy with effortless coastal access. A short, scenic stroll takes you down to the golden sands of Machroes Beach, which sits adjacent to the renowned Abersoch Golf Course and merges seamlessly into Abersoch's main beach. For those who love the outdoors, the property offers immediate access to the Wales Coast Path, inviting you to explore miles of dramatic cliffs and hidden coves right from your doorstep.

Tlysfan represents an unmissable chance to shape your own piece of the North Wales coastline, enjoying the tranquility of Bwlchtocyn while remaining just moments away from the vibrant boutiques, upscale restaurants, and bustling sailing culture of Abersoch village. Whether you look to build a spectacular permanent family home, a luxurious holiday retreat, or a premium investment property, the potential here is truly unmatched.

Viewing is highly recommended to fully appreciate the scope of the plot, the unique elevation, and the spectacular views on offer.

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 – F

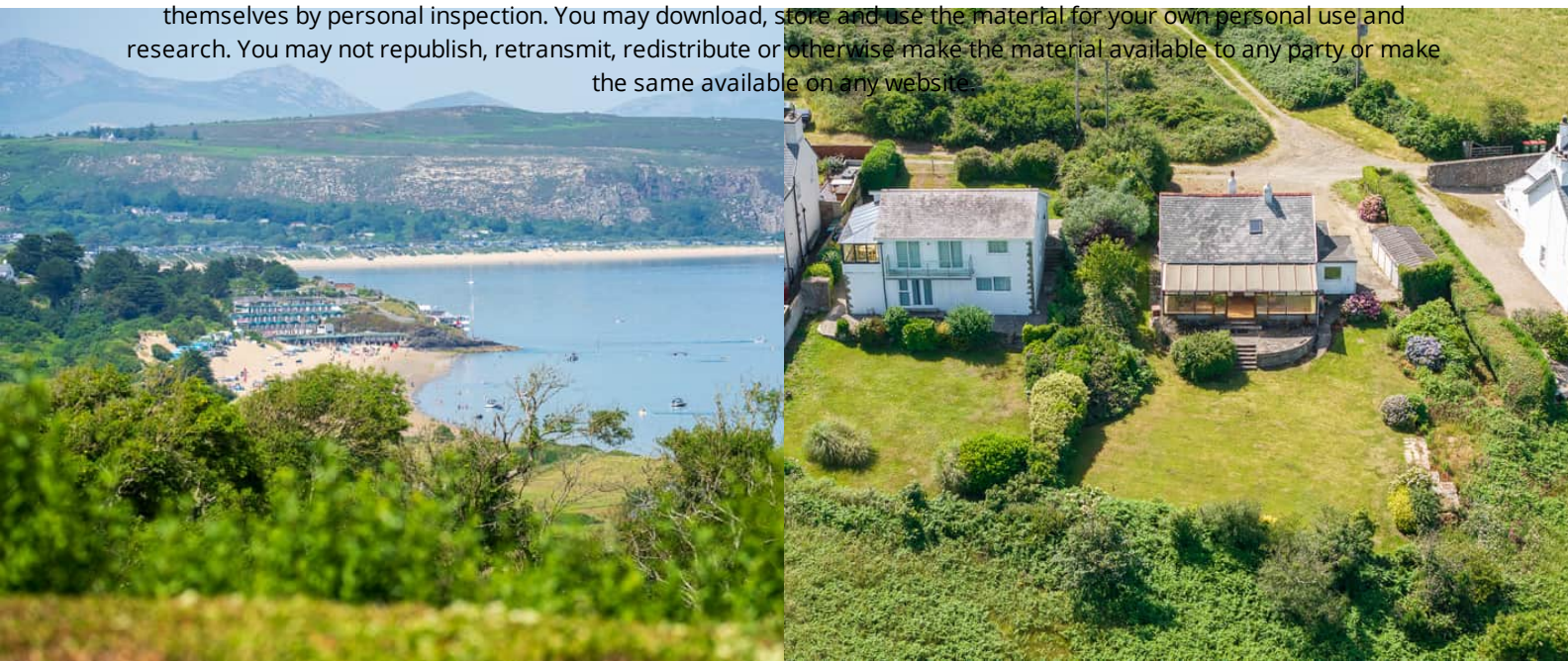
Services Mains water and electricity. Septic tank with mains connection in the garden.

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 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.

MISREPRESENTATION DISCLAIMER: Although our particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. They are intended as a guide only and purchasers must satisfy themselves by personal inspection. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.





FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G	13	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Elvins Estate Agents
 6 High Street, Abersoch, LL53 7DY
 01758 712003
sales@elvinsestateagents.co.uk