



4 Brookfield Terrace, Pwllheli, Gwynedd. LL53 5NR

- CENTRAL HEATING
- TASTEFULLY MODERNISED AND DECORATED
- CENTRAL LOCATION
- OUTBUILDING
- REAR COURTYARD WITH ALLOCATED PARKING

PROPERTY DESCRIPTION

Perfectly blending coastal charm with contemporary living, this beautifully presented mid-terraced home offers a rare opportunity to acquire a truly turn-key property in the vibrant market town of Pwllheli WITH OFF ROAD PARKING to the rear. Sympathetically modernised over the years, the current owners have meticulously maintained the property, ensuring its original character and warmth shine through while offering all the comforts of modern life.

Set over three spacious floors, this residence is in excellent condition throughout, making it an ideal first-time buy, a seamless downsize, or an idyllic seaside retreat.

The accommodation opens into a bright and welcoming lounge, perfect for unwinding after a day exploring the Llŷn Peninsula. Leading through, the dining room acts as the true heart of the home. Positioned separately to the rear, the well-appointed kitchen boasts modern fixtures while maintaining its characterful charm, offering direct access out to the garden.

The first floor hosts two beautifully decorated, airy bedrooms that offer peaceful sanctuaries at the end of the day. Serving these bedrooms is a contemporary, well-proportioned family bathroom suite designed with relaxation in mind.

Head upstairs to the second floor to discover a fantastic, versatile loft room. Flooded with natural light, this additional space is perfect as a home office, a hobby room, or a quiet reading snug. Outside & External Storage To the rear, the property enjoys a private, low-maintenance courtyard—a delightful sun trap for a morning coffee or an evening glass of wine. The property also benefits from a highly practical outbuilding, providing excellent secure storage for bikes, paddleboards, and beach gear.

Situated in the bustling coastal market town of Pwllheli, you are just a short stroll away from boutique shops, cosy cafes, traditional Welsh pubs, and the award-winning marina. With stunning sandy beaches and the rugged beauty of the Eryri (Snowdonia) National Park within easy reach, the location offers the ultimate coastal lifestyle.

Viewings are highly recommended through Elvins Estate Agents.

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 - B

Services - Mains water, drainage, electricity and gas. Gas fired central heating. Log burners

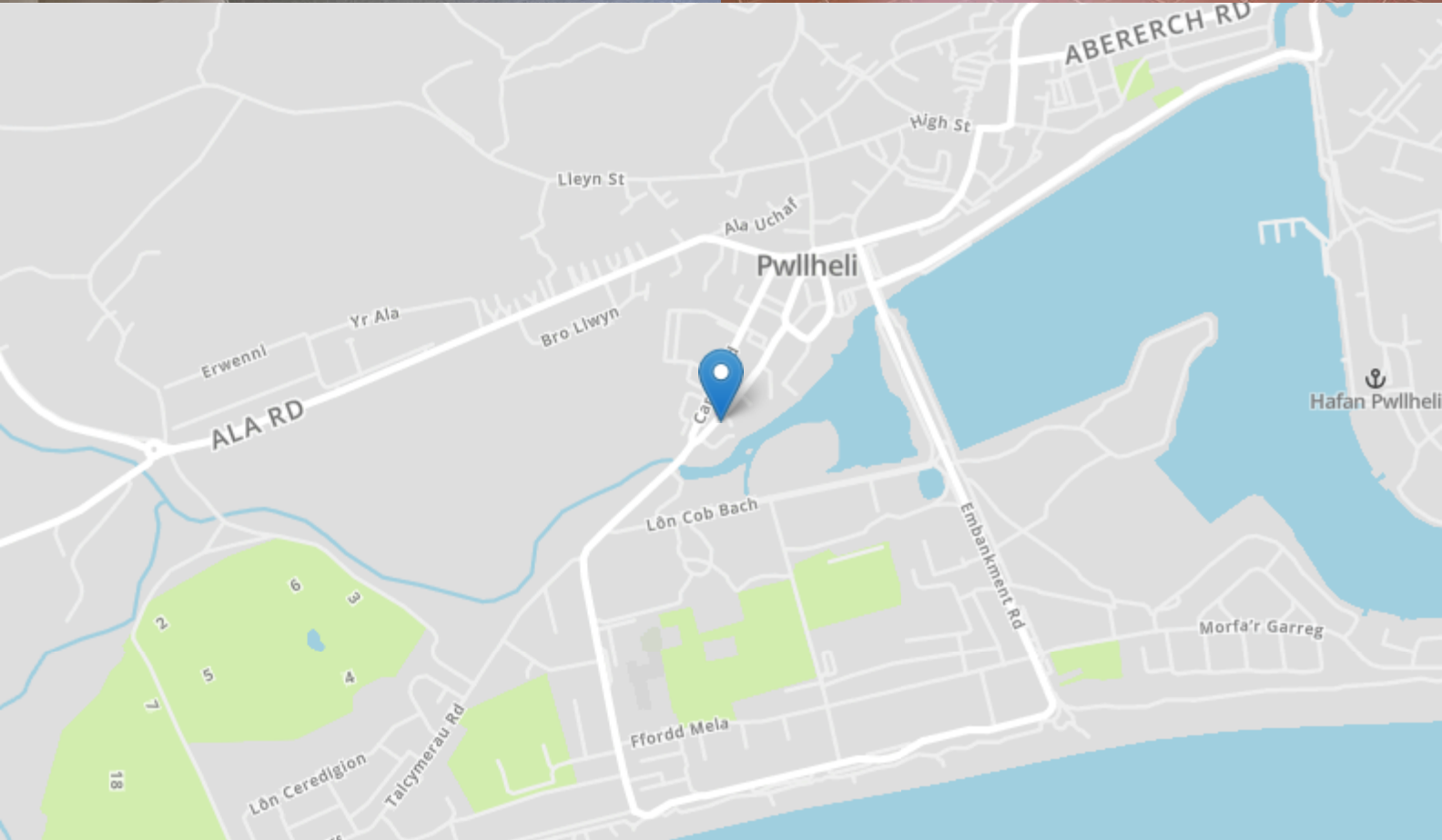
Location Information - Abersoch 6.4 miles . Porthmadog 13.9 miles . Bangor 30.3 miles . Chester 90 miles . Shrewsbury 87.7 miles . Manchester 125 miles.

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.

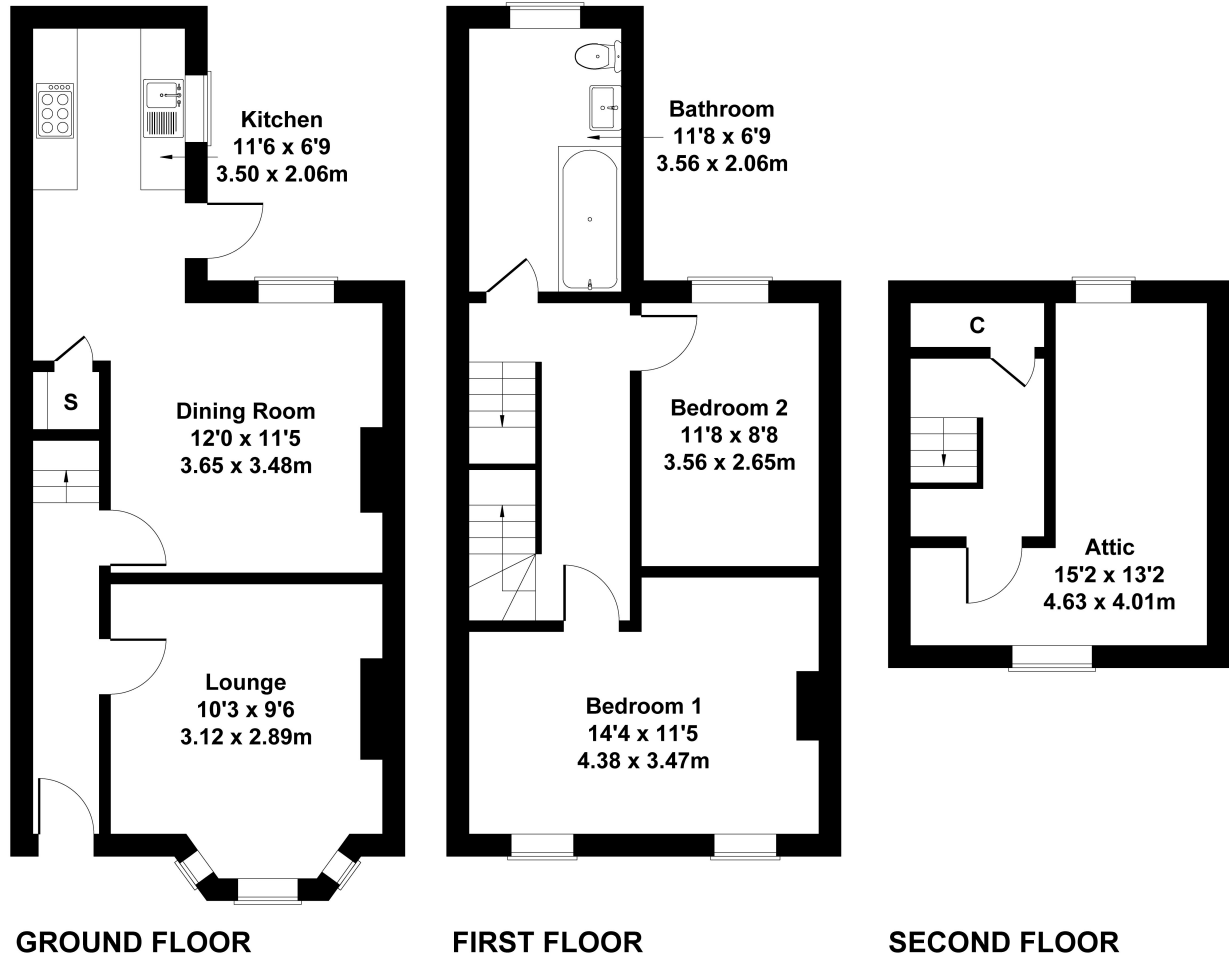
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Approximate Gross Internal Area
1109 sq ft - 103 sq m



Not to Scale. Produced by The Plan Portal 2026
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