



Rothlea, Embankment Road, Pwllheli, Gwynedd. LL53 5AA

- INCOME POTENTIAL
- 3 APARTMENTS
- 4 STORIES INCLUDING BASEMENT ROOM
- CLOSE TO THE BEACH
- SHORT WALK TO TOWN CENTRE
- MAINS GAS

PROPERTY DESCRIPTION

An exceptional investment opportunity in the heart of the Llyn Peninsula. Rothlea is a handsome, three-story Victorian townhouse seamlessly blending historic coastal charm with proven income generation. Retaining its grand architectural heritage, this versatile property has been thoughtfully divided into three separate apartments: a highly successful, modern 1-bedroom holiday let, a two bedroom flat and a 1 bedroom bedsit with reliable tenants in situ under Assured Shorthold Tenancies (AST).

Whether you are looking to expand your portfolio or secure a prime piece of Welsh coastal real estate with immediate rental yields, Rothlea offers a rare turn-key investment.

From the moment you approach Rothlea, its striking original external details and classic bay windows command attention. Inside, a grand communal entrance and staircase guide you through the property, which proudly boasts a wealth of preserved period features. High, airy ceilings maximize the natural light, while traditional dado rails and classic decorative coving retain the building's original elegance.

Expansive bay windows offer lovely views of the surrounding coastal town, completing the property's historic appeal.

Apartment 1: The Holiday Let (1-Bedroom)

Positioned as a premium holiday rental, this apartment features a stylish and contemporary "upside-down" living layout designed to maximize space and light. The generous, light-filled main living room is complemented by a versatile separate snug area, which is ideal as a children's play corner or a quiet reading nook. The kitchen is fully equipped and modern, and the sleek, contemporary bathroom features a spacious walk-in shower. This unit is perfectly situated to capitalize on Pwllheli's thriving tourism market.

Apartments 2 & 3: The Residential Flats (bedsit and 2-Bedroom flat)

Both of these well-proportioned apartments benefit from established long-term tenants, providing immediate, steady cash flow from day one. Flat 2 features a spacious living area with a separate kitchen and a modern shower room. Flat 3 features a generous main living space, a separate independent kitchen, a well-sized double bedroom, and a versatile second single bedroom. Both units are currently occupied under Assured Shorthold Tenancies.

External & Utilities

The property includes a private rear garden, which serves as a rare asset for a townhouse and offers a peaceful, private outdoor sanctuary for residents. Parking is convenient and readily available via on-road parking right outside the property. Additionally, the entire building is fully connected to a mains gas supply, ensuring efficient heating across all units. Unbeatable Coastal Location Location is everything, and Rothlea delivers effortlessly. Situated just moments away from Pwllheli's vibrant town centre—with its eclectic mix of independent boutiques, cafes, and traditional pubs—the property is also just a short stroll from the sweeping sandy beaches and the world-class marina.

Pwllheli and Local Amenities

Pwllheli is a vibrant and historic market town on the beautiful Llyn Peninsula. It offers a wealth of amenities, ensuring everything you need is close to hand. For shopping and dining, you'll find multiple supermarkets and a wide array of shops, including many excellent independent cafés, along with numerous restaurants, bars, and takeaways. The town also provides essential services and education, including a local nursery, primary school, and high school, a doctors' surgery, and a Post Office. Transport links are excellent, with connectivity via multiple bus routes and a train line, making the surrounding areas easily accessible. This is more than just a house; it's a character home in a fantastic location, ready for its next chapter.

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 -

Flat 1 - Band A

Flat 2 - Band A

Flat 3 - Band A

Services - Mains water, drainage, gas and electricity.

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

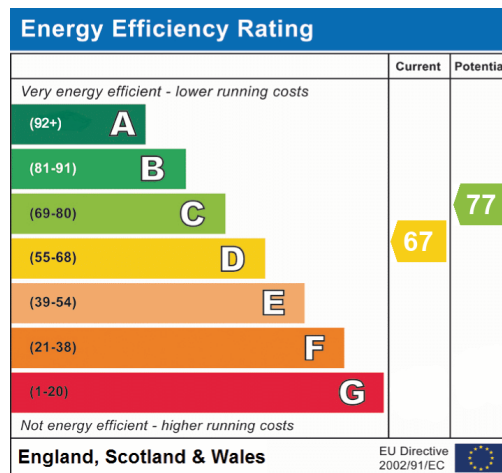
Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

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