



252 Min Y Don, Cae du Village, Abersoch, Pwllheli, Gwynedd. LL53 7DZ

- CORNER PLOT
- GOOD PARKING AND GENEROUS GARDEN
- SEA VIEWS FROM THE FIRST AND SECOND FLOOR
- SUCCESSFUL HOLIDAY LET, ACHIEVING 182 DAYS A YEAR
- AVAILABLE FULLY FURNISHED, TURN KEY PROPERTY
- NO ONWARD CHAIN

PROPERTY DESCRIPTION

A deceptively spacious end-of-terrace coastal haven offering stunning sea views, a beautifully landscaped garden, and proven holiday let potential. In a prime position within Abersoch, Min Y Don is a property that constantly surprises. While its classic end-of-terrace exterior gives a welcoming first impression, stepping inside reveals an impressively generous, light-filled home thoughtfully laid out over three distinct floors. Perfectly situated just a short, flat walk from Abersoch's lively mix of boutiques, celebrated restaurants, and golden beaches, this versatile home is currently operating as a thriving holiday let with an impressive track record of 182+ booked days a year.

The ground floor welcomes you with a practical layout featuring an entrance hall and two well-proportioned bedrooms, including a lovely guest room with its own private en-suite shower room. Moving up to the first floor, you'll find the social heart of the home: a bright, open-plan living, dining, and kitchen space designed to make the most of its seaside setting. The sleek modern kitchen boasts a practical breakfast bar and what might be the finest dishwashing view in Abersoch, looking straight out over the water towards the St Tudwals Islands from the sink. Off the main lounge, a sliding door opens onto a private balcony—the perfect spot to enjoy a morning coffee.

On the top floor, two further charming bedrooms sit under sloping ceilings fitted with Velux skylights, flooding the rooms with natural light and starlight by night. Well-appointed family bathrooms and clever built-in storage cupboards across all levels ensure the home remains as practical as it is scenic.

What truly sets Min Y Don apart, however, is its exceptional outside space. Rare for a property so close to the center of the village, it benefits from a remarkably generous garden that has been beautifully landscaped by the current owners into a lush, private sanctuary for outdoor dining and relaxing. Combined with the hugely valuable asset of dedicated off-road parking, Min Y Don offers the complete Abersoch package—whether as a turn-key investment, a coastal getaway, or a permanent family home.

Location is everything at Cae Du. Residents are just a short, level stroll away from Abersoch Main Beach, Renowned for its golden sands and sheltered waters. Abersoch Golf Club: A premier course offering stunning links-style play. The Village Center: Home to vibrant boutiques and eateries, and cozy local pubs. Agent's Note: Properties in Cae Du are highly coveted for their proximity to the beach and village. With four bedrooms and two bathrooms, this residence offers the scale and versatility rarely found so close to the action.

Tenure We believe the property to be Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

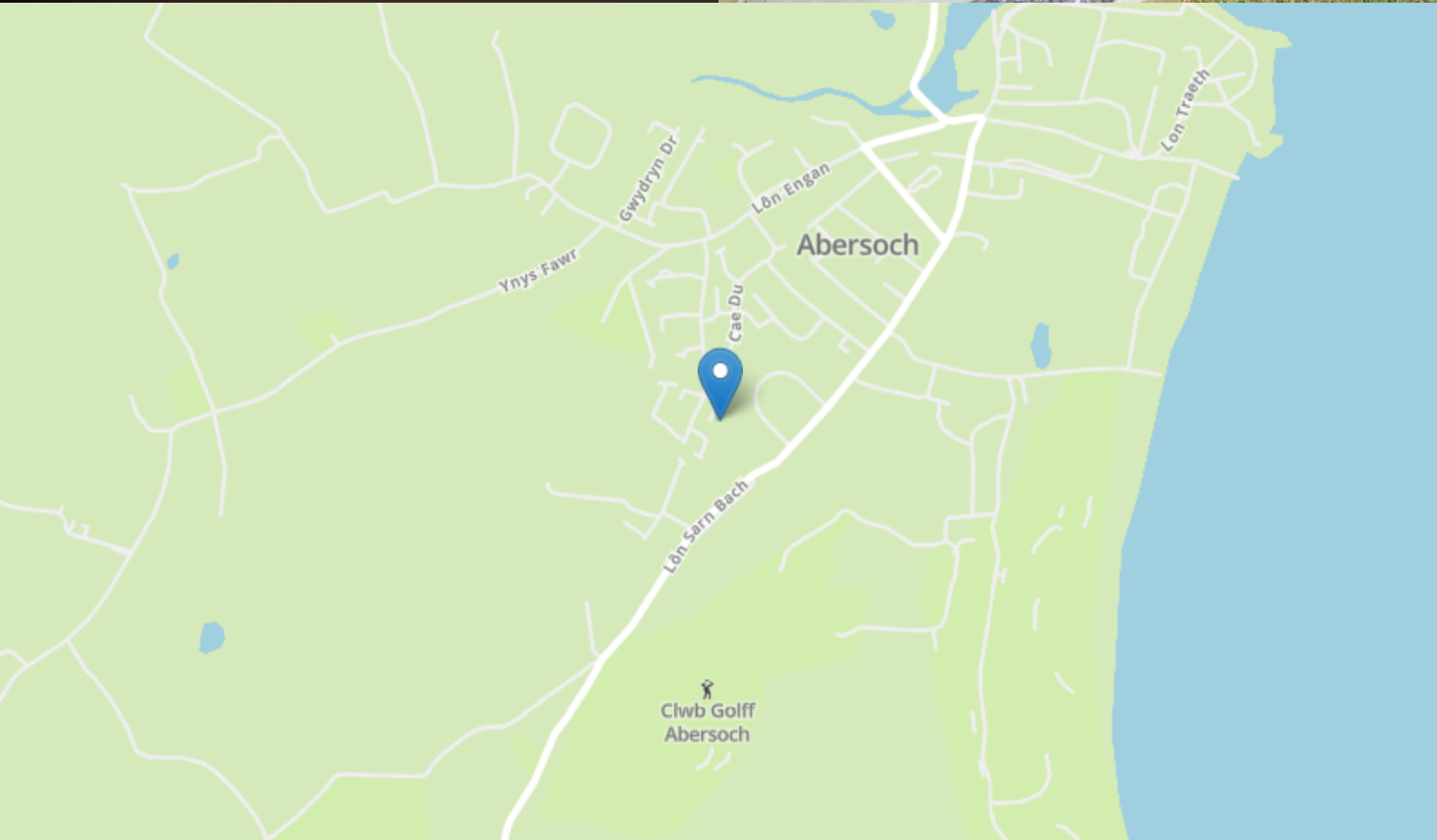
Council Tax Band - N/A (Business rates apply)

Services - Mains water, drainage and electricity.

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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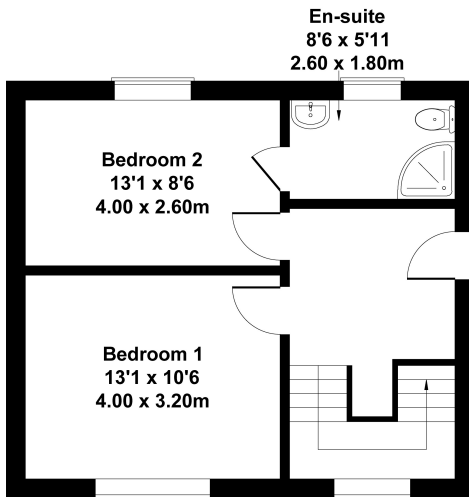


FLOORPLAN

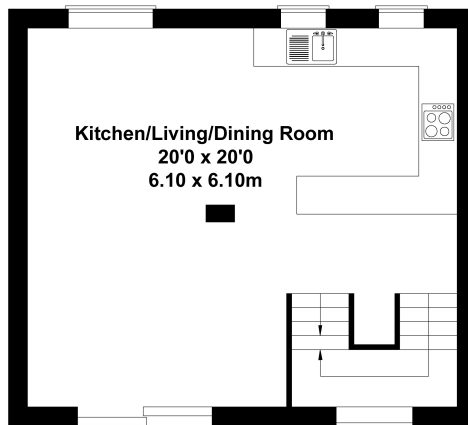


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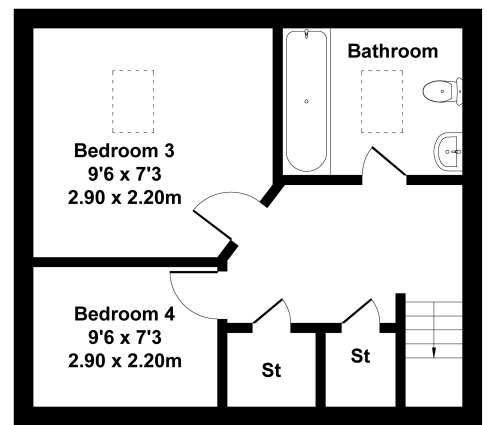
Approximate Gross Internal Area
1292 sq ft - 120 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026
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