



# Coed Yr Afon, Abersoch, Pwllheli, Gwynedd. LL53 7HU

- SOUGHT AFTER LOCATION
- IMMACULATELY PRESENTED
- GENEROUS CORNER PLOT
- ELEVATED DECKING
- MATURE GARDENS
- PRIVATE OFF STREET PARKING
- 4 BEDROOMS, 3 BATHROOMS
- DOUBLE GARAGE

## PROPERTY DESCRIPTION

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Nestled on a generous corner plot, Coed Yr Afon is an immaculately presented four-bedroom, three-bathroom holiday home that seamlessly blends modern luxury with relaxed, retreat-style comfort. Thoughtfully upgraded and refined over the years by the current owners, this turnkey residence is in pristine condition inside and out, making it an ideal personal getaway or premium holiday rental investment.

At the heart of the property is a spectacular open-plan kitchen and living space, equipped with sleek integrated appliances, a central breakfast bar, and an adjoining lounge area ideal for entertaining guests. For quiet evenings, a separate living room provides a cozy, dedicated sanctuary away from the main hub of the home which can also be used as a fourth bedroom. Accommodation is equally impressive, featuring four well-proportioned bedrooms—two of which boast private en-suite shower rooms—complemented by a modern family bathroom.

Outdoors, the home is surrounded by beautifully maintained mature gardens to both the front and rear, offering a serene green backdrop and exceptional privacy. Practicality matches style, with a private double garage and a spacious driveway providing off-street parking for multiple vehicles.

### Tenure

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

### Services

Mains water, drainage and electricity.

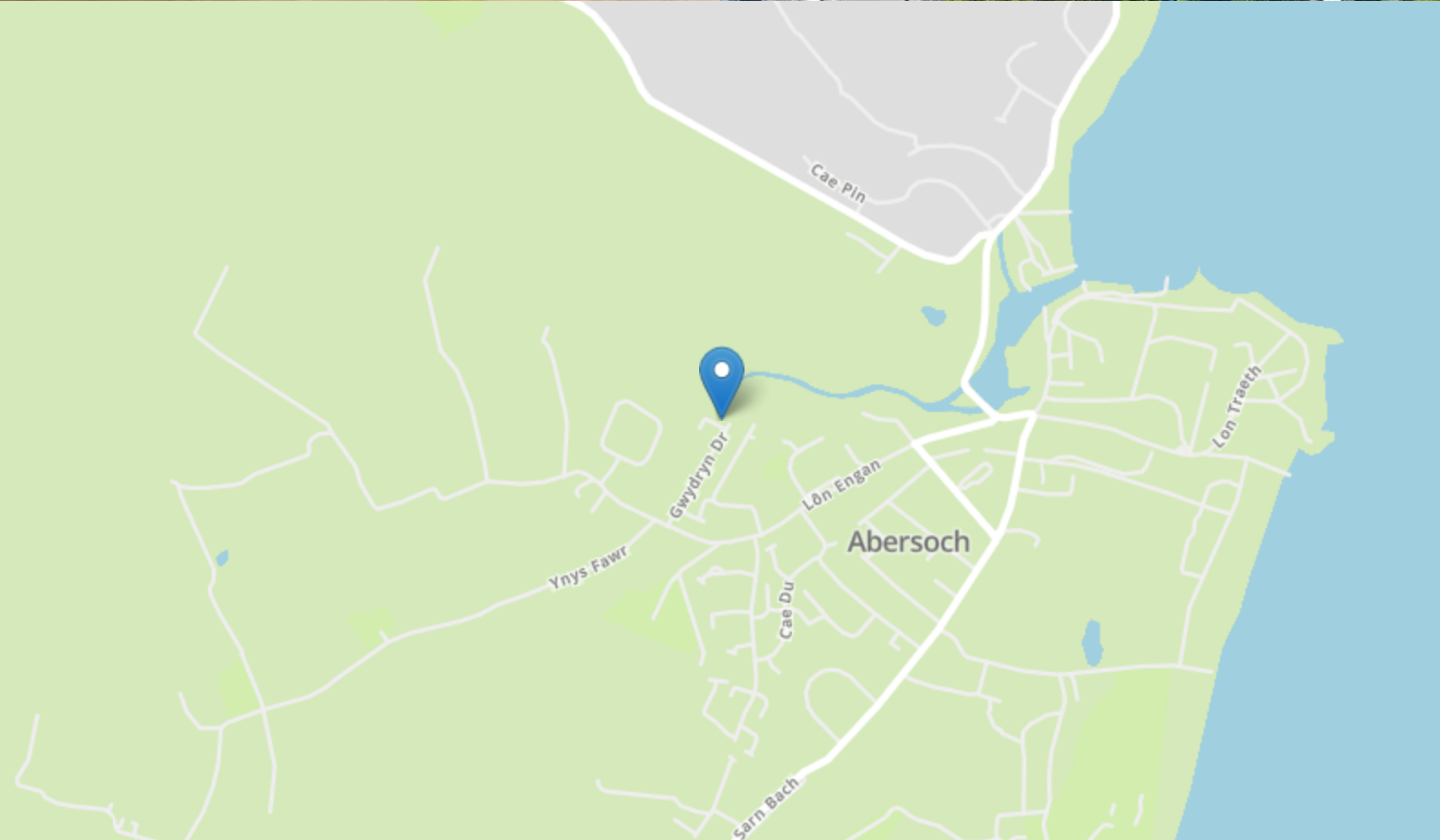
Viewing is strictly by appointment only with Elvins Estate Agents

### 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.

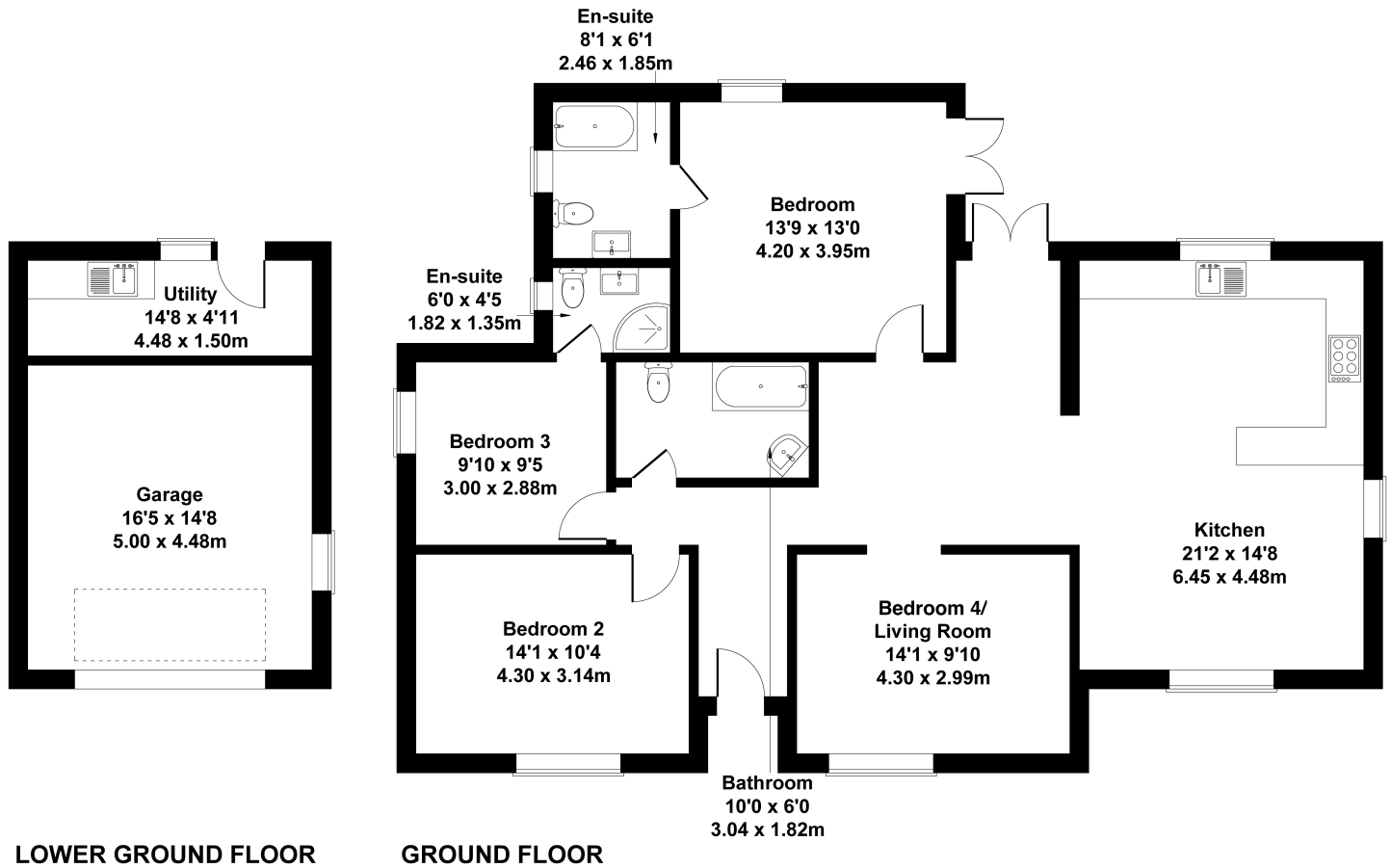
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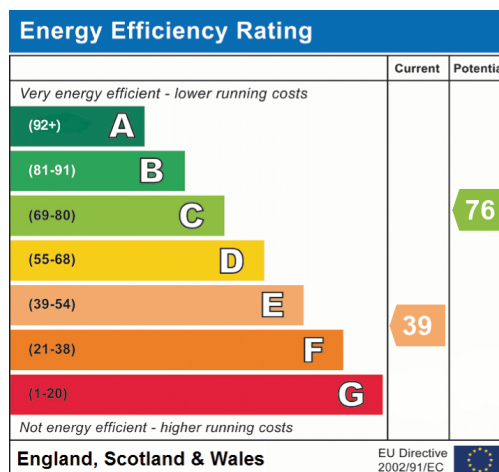


## Coed Yr Afon, Abersoch. LL53 7HU

Approximate Gross Internal Area  
1668 sq ft - 155 sq m



Not to Scale. Produced by The Plan Portal 2026  
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