



250 Cae du Village, Abersoch, Pwllheli, Gwynedd . LL53 7DZ

- EXCELLENT POTENTIAL
- SOUGHT AFTER LOCATION
- OFF STREET PARKING
- GARAGE
- SEA VIEWS
- PRIVATE BALCONY

PROPERTY DESCRIPTION

An exceptional opportunity to acquire a three-bedroom townhouse in one of North Wales' most sought-after coastal locations.

Nestled in the highly desirable Cae Du Estate, 250 Cae Du Estate is a versatile three-bedroom, two-bathroom townhouse offering fantastic potential. Positioned just moments from Abersoch's vibrant high street, sandy beaches, local shops, and prestigious golf course, this property presents an ideal canvas for buyers looking to put their own personal stamp on a coastal home or holiday retreat.

The heart of the home is set on the middle floor, featuring a bright and airy open-plan living space. Sliding patio doors open onto a private balcony positioned perfectly to capture the evening sun, providing a wonderful setting for relaxing.

Arranged across the remaining levels are three well-proportioned bedrooms served by two bathrooms, offering ample space for family members and visiting guests. The ground floor opens directly to a fully enclosed rear garden flanked by mature borders, creating a private outdoor sanctuary.

A major highlight of the property is its practical exterior, which includes an attached garage ideal for storing beach gear or a vehicle, alongside off-street parking to the front. While the house requires modernising in areas, it provides a solid foundation for an incoming purchaser to update and design a bespoke modern coastal sanctuary.

With its prime position near the village amenities and coastline, the residence holds immense appeal as a main home, weekend getaway, or lucrative holiday rental investment.

Early viewing is highly recommended to appreciate the scope and location 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.

Services

Mains water, drainage and electricity.

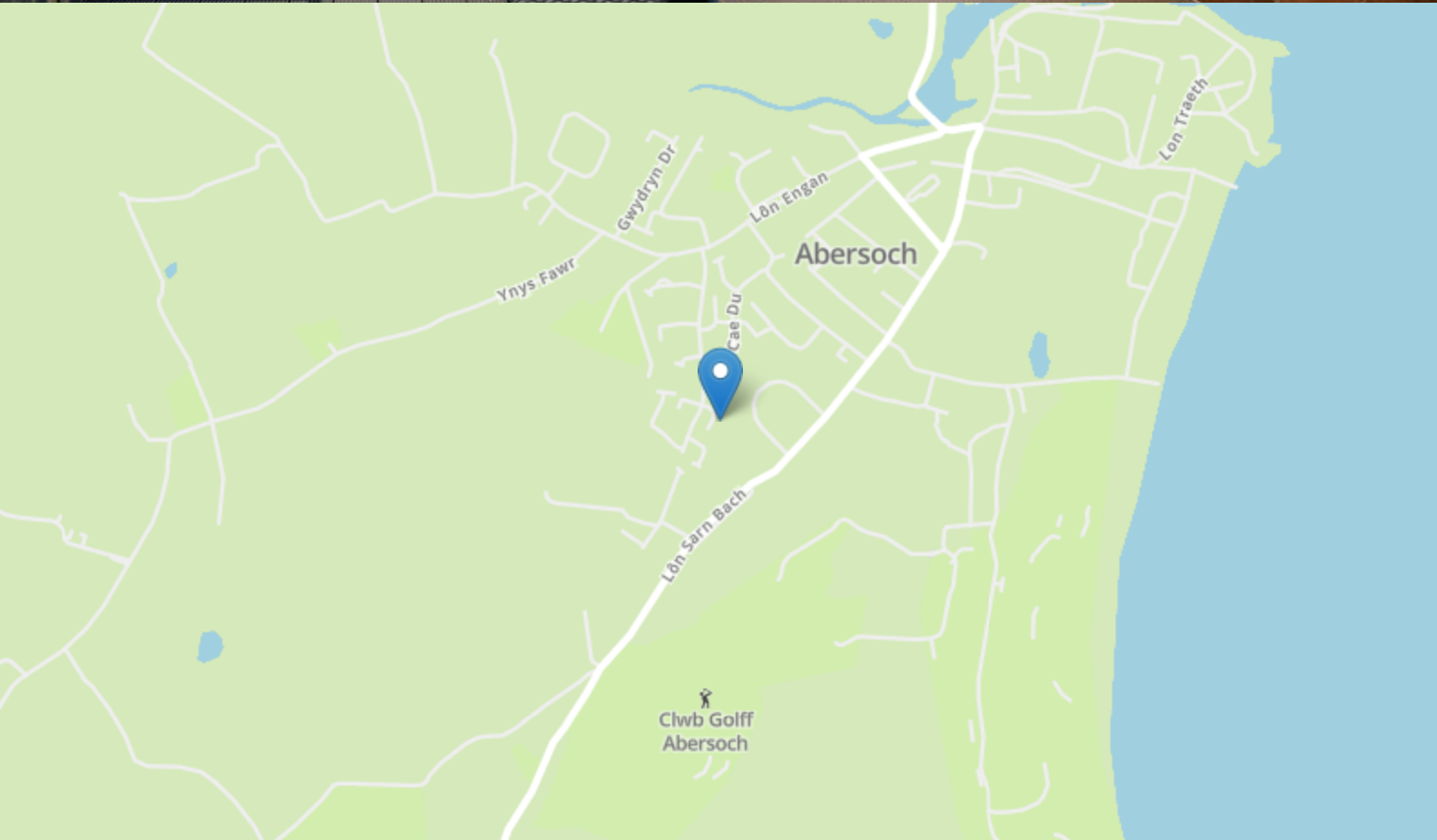
Viewing is strictly by appointment only with Elvins Estate Agents

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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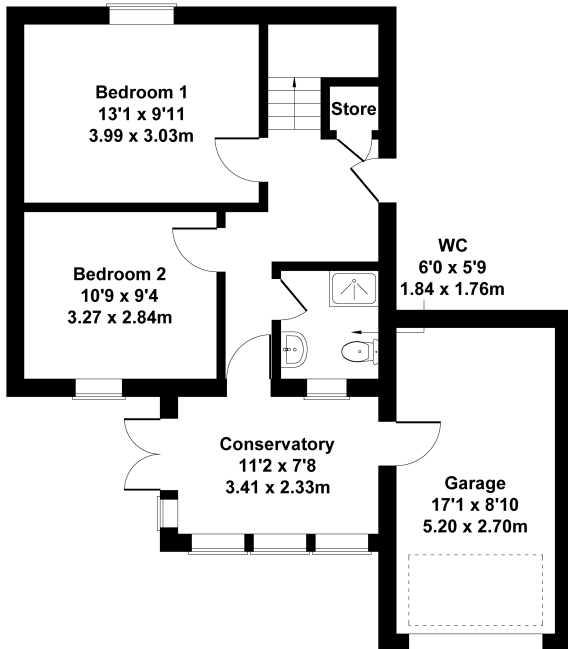


FLOORPLAN

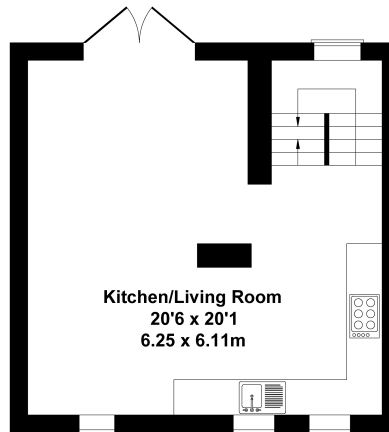


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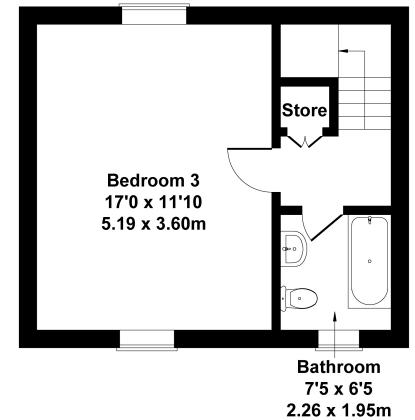
Approximate Gross Internal Area
1378 sq ft - 128 sq m



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Not to Scale. Produced by The Plan Portal 2026
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