



11 Hafan Yr Harbwr, Abersoch, Pwllheli, Gwynedd . LL53 7HZ

- SEA AND COUNTRYSIDE VIEWS
- CENTRAL LOCATION
- NEW BUILD IN 2018
- OPEN PLAN LIVING AREA
- 2 PRIVATE BALCONIES
- REAR GARDEN

PROPERTY DESCRIPTION

Situated in the heart of the sought-after coastal village of Abersoch, 11 Hafan Yr Harbwr is an exceptionally well-presented, four-storey modern townhouse. Completed in 2018, this contemporary residence offers generously proportioned accommodation tailored for luxury seaside living, low-maintenance holiday retreats, or lucrative holiday letting. Designed to capture its prime coastal setting, the property features impressive open-plan living and multiple private balconies taking in views over Abersoch Harbour and out to sea.

Tucked away in a private central position, the property sits just steps from Abersoch's vibrant cafes, boutique shops, restaurants, and sandy beaches. Modern 2018 construction ensures high-quality finishes, strong energy efficiency, and effortless low-maintenance coastal living throughout. Dual balconies provide sea and harbour views from both the first and third floors, while the entire top floor is dedicated to an indulgent master penthouse suite. Ground-floor conveniences include driveway parking leading to a large integral garage, a separate utility zone, and an additional shower room that is ideal for cleaning off after a day on the water.

The ground floor opens with a welcoming reception hall providing access to the upper levels. The first floor comprises an expansive, dual-aspect open-plan living and dining space created for relaxation and entertaining. The lounge area positioned at the front features wide glass doors opening onto a private balcony with sea views. At the centre of the room is a high-specification kitchen with a central island, extensive cabinet storage, solid work surfaces, and a full suite of integrated appliances. To the rear, direct access leads out to a private, low-maintenance enclosed garden area.

The second floor is dedicated to guest accommodation, featuring two spacious double bedrooms. Each of these bedrooms enjoys its own private en-suite bathroom, offering full comfort and privacy for visiting family or guests.

The top level hosts the master bedroom suite, an elevated retreat featuring high ceilings and light-filled accommodation. It includes a contemporary en-suite shower room with a generous walk-in shower and premium fixtures. Floor-to-ceiling glazing opens onto an elevated private balcony showcasing far-reaching views over Abersoch harbour and the coastline beyond.

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 - H

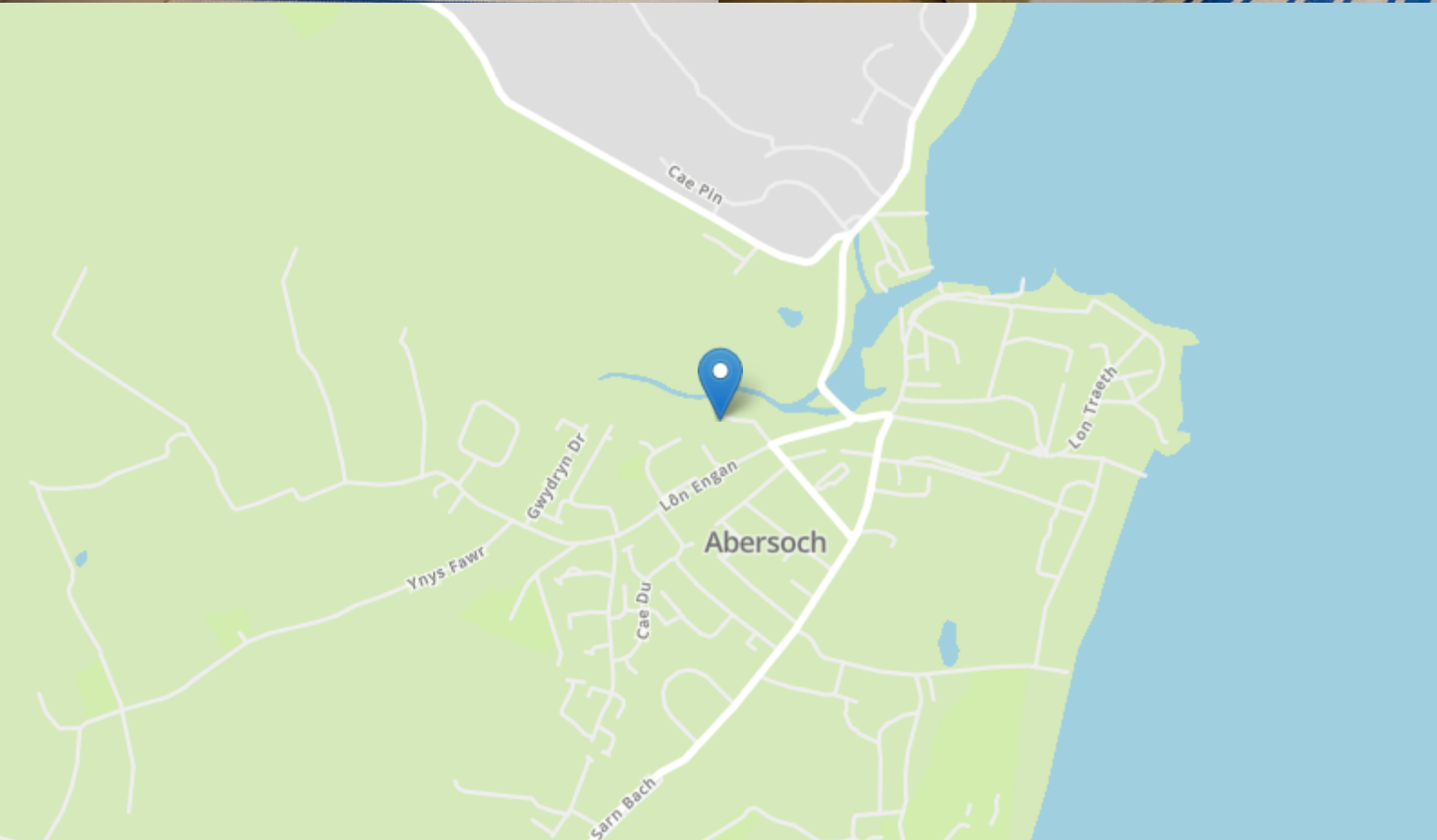
Services - Mains water, drainage, gas and electricity.

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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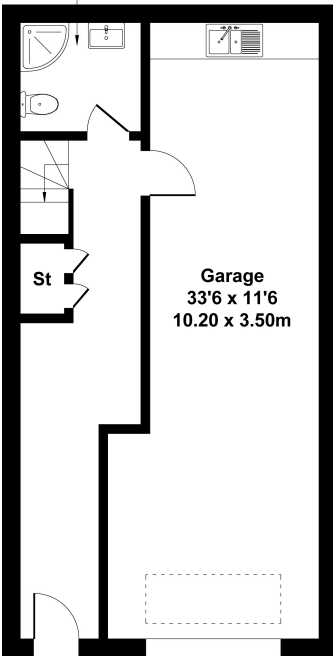
FLOORPLAN & EPC



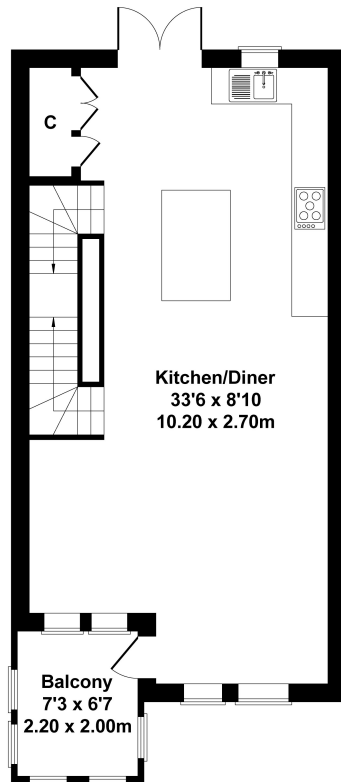
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Approximate Gross Internal Area
1970 sq ft - 183 sq m

Shower Room
6'7 x 5'11
2.00 x 1.80m

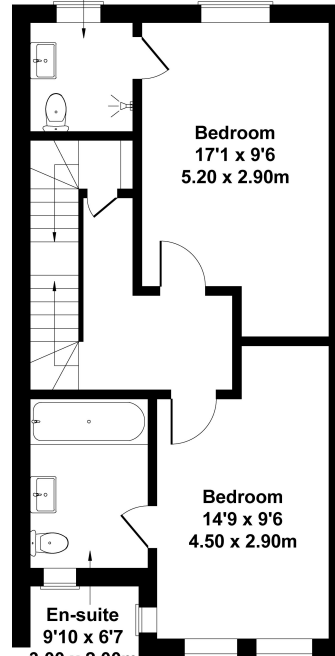


GROUND FLOOR

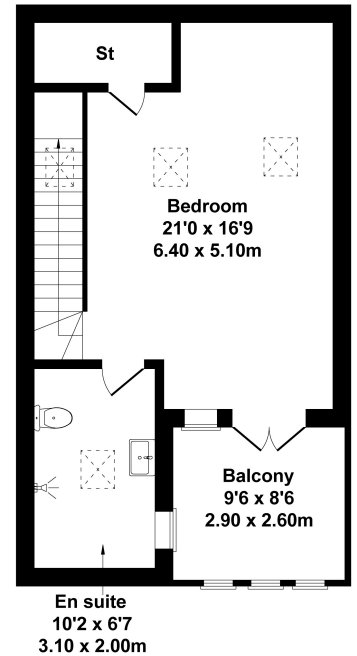


FIRST FLOOR

Wet Room
6'7 x 5'11
2.00 x 1.80m

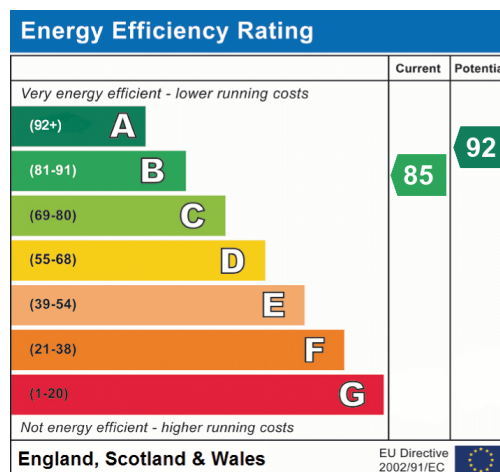


SECOND FLOOR



THIRD FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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