



Nyth Y Fran, Abersoch, Pwllheli, Gwynedd. LL53 7HR

- IMPRESSIVE PROPERTY ARRANGED OVER FOUR FLOORS
- FIVE BEDROOMS AND THREE BATHROOMS
- RECENTLY UPGRADED KITCHEN AND BATHROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- SEA AND COUNTRYSIDE VIEWS
- GARDEN WITH DECKING, PATIO AND SHELTERED BAR
- NEWLY INSTALLED DOUBLE GLAZED WINDOWS
- CENTRAL LOCATION - CLOSE TO AMENITIES & BEACH

PROPERTY DESCRIPTION

This impressive coastal property is situated in the ever-popular village of Abersoch, presenting an exciting opportunity to acquire a substantial property offering generous accommodation, modern interiors and excellent versatility as a family home, second home or potential holiday-let investment.

Nyth Y Fran is arranged over four floors and offers five well-proportioned bedrooms and three bathrooms, providing ample space for family living and entertaining guests. The property has recently benefited from a programme of improvements, including the installation of new double-glazed windows, a new kitchen and new bathrooms, alongside full redecoration throughout. These upgrades create a fresh, contemporary feel, allowing prospective purchasers to enjoy the property from day one.

The welcoming open-plan living space provides a sociable heart to the home, incorporating a comfortable lounge area, dining space and stylish kitchen. An inviting atmosphere is created by the attractive interiors and open fire, offering the perfect setting to relax after a day spent enjoying the local beaches and surrounding coastline.

The five bedrooms offer flexible accommodation for family and guests, with two benefiting from en-suite shower rooms and a further bedroom enjoying its own balcony providing an additional space to unwind and take in the sea and countryside views.

Externally, the property benefits from an enclosed garden with decking, a patio and outdoor entertaining space, including a sheltered bar area. Off-road parking for several vehicles adds further convenience, making the property well suited to accommodating family and visiting guests. There is also an Electric Vehicle charging point.

Ideally positioned within walking distance of Abersoch's beautiful sandy beaches and village amenities, the property is perfectly placed to enjoy everything this sought-after coastal destination has to offer. Renowned for its sailing opportunities, independent shops, cafés and restaurants, Abersoch combines seaside charm with a vibrant village atmosphere, making it a popular choice for both permanent residents and those seeking a coastal retreat.

Combining substantial accommodation, recently upgraded interiors, stunning views and a highly desirable location, Nyth y Fran offers a fantastic opportunity to acquire a versatile coastal property, available fully furnished and ready to enjoy, whether as a family home, second home or potential holiday-let investment.

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. Oil central heating.

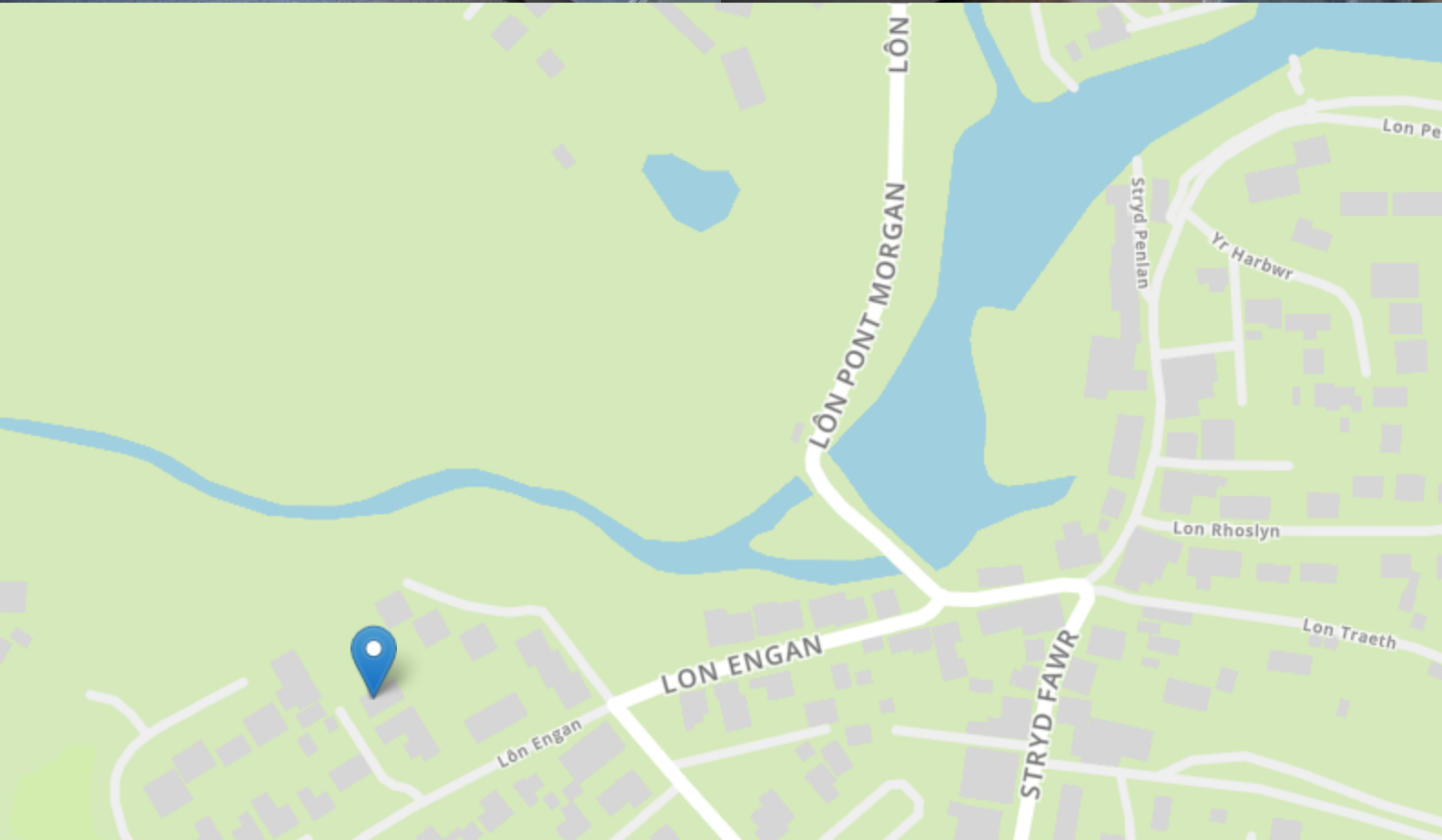
Viewing is strictly by appointment only with Elvins Estate Agents

Location Information Pwllheli 6.4 miles . Porthmadog 19.6 miles . Bangor 36.1 miles . Chester 97.1 miles . Shrewsbury 94.1 miles . Manchester 132 miles.

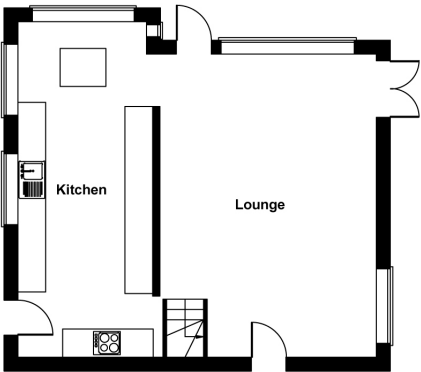
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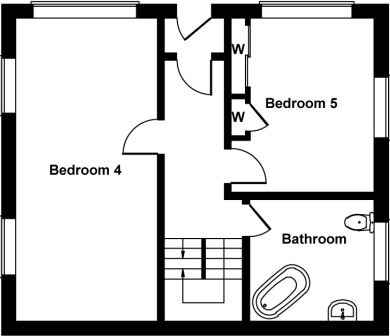




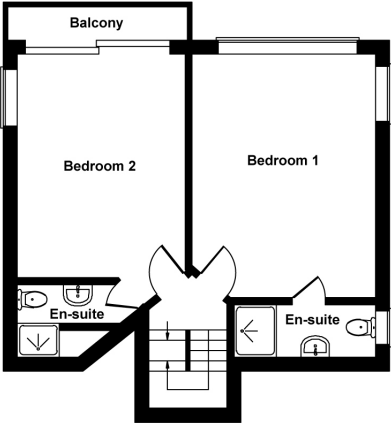
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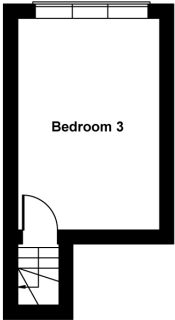
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Not to Scale. Produced by The Plan Portal 2026
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