



## 2 Glenville, Abersoch, Pwllheli, Gwynedd. LL53 7AG

- A STONES THROW FROM THE BEACH
- MODERN DESIGN, BUILT NEW IN 2021
- LARGE DRIVEWAY WITH ELECTRIC GATES
- MASTER SUITE WITH WALK IN WARDROBE AND BALCONY
- SHORT WALK TO ALL BEACHES, PUBS AND SHOPS
- GAMES ROOM WITH BAR AREA

## PROPERTY DESCRIPTION

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Completed in 2021 to an exacting standard, 2 Glenville represents a rare opportunity to acquire a substantial, contemporary residence in the very heart of Abersoch. Positioned literally steps away from the slipway to the Harbour Beach, this five-bedroom home combines cutting-edge architecture with the ultimate "village-and-beach" lifestyle.

Spanning three meticulously designed floors, the heart of the home is located on the first floor to maximise light and views. The expansive open-plan kitchen, living, and dining suite is a masterclass in modern design, featuring sleek finishes and a high-end kitchen. Bi-fold doors erase the boundary between inside and out, opening onto a private balcony with glimpses of the sea—the perfect spot for a morning coffee or an evening sundowner. A dedicated utility room off the kitchen ensures the main living area remains a streamlined, clutter-free sanctuary.

The ground floor is dedicated to relaxation and socialising. A large games room, complete with a bespoke bar area, provides the ultimate space for hosting, while the large integral garage with an electric roller shutter offers ample space for a vehicle or storing the ribs and jet skis that Abersoch life demands.

The Master Suite Occupying a position of privacy on the second floor is a true retreat. It boasts a generous walk-in wardrobe, a luxurious en-suite, and its own private balcony, offering a peaceful vantage point to take in the coastal air.

The property is powered by an air source heat pump, ensuring high energy efficiency and year-round comfort. Externally, the property is as secure as it is stylish; a huge driveway provides rare off-road parking for multiple vehicles and boats, all protected by electric privacy gates. To the rear, a private patio offers a secluded sun trap for alfresco dining away from the village bustle.

**Key Features - Prime Location:** Seconds from the Harbour Beach slipway and Abersoch's vibrant centre. **Contemporary Build:** Completed in 2021 with premium materials and finishes. **Five Bedrooms / Four Bathrooms:** Ample space for family and guests across three levels. **Master Sanctuary:** Top-floor master with walk-in robe and private balcony. **Indoor-Outdoor Flow:** Bi-folds to a sea-glimpse balcony and a private rear patio. **Eco-Friendly:** Heating via energy-efficient Air Source Heat Pump. **Exceptional Parking:** Large gated driveway and garage with electric shutter.

**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 - E

Services Mains water, drainage and electricity. Air source heat pump.

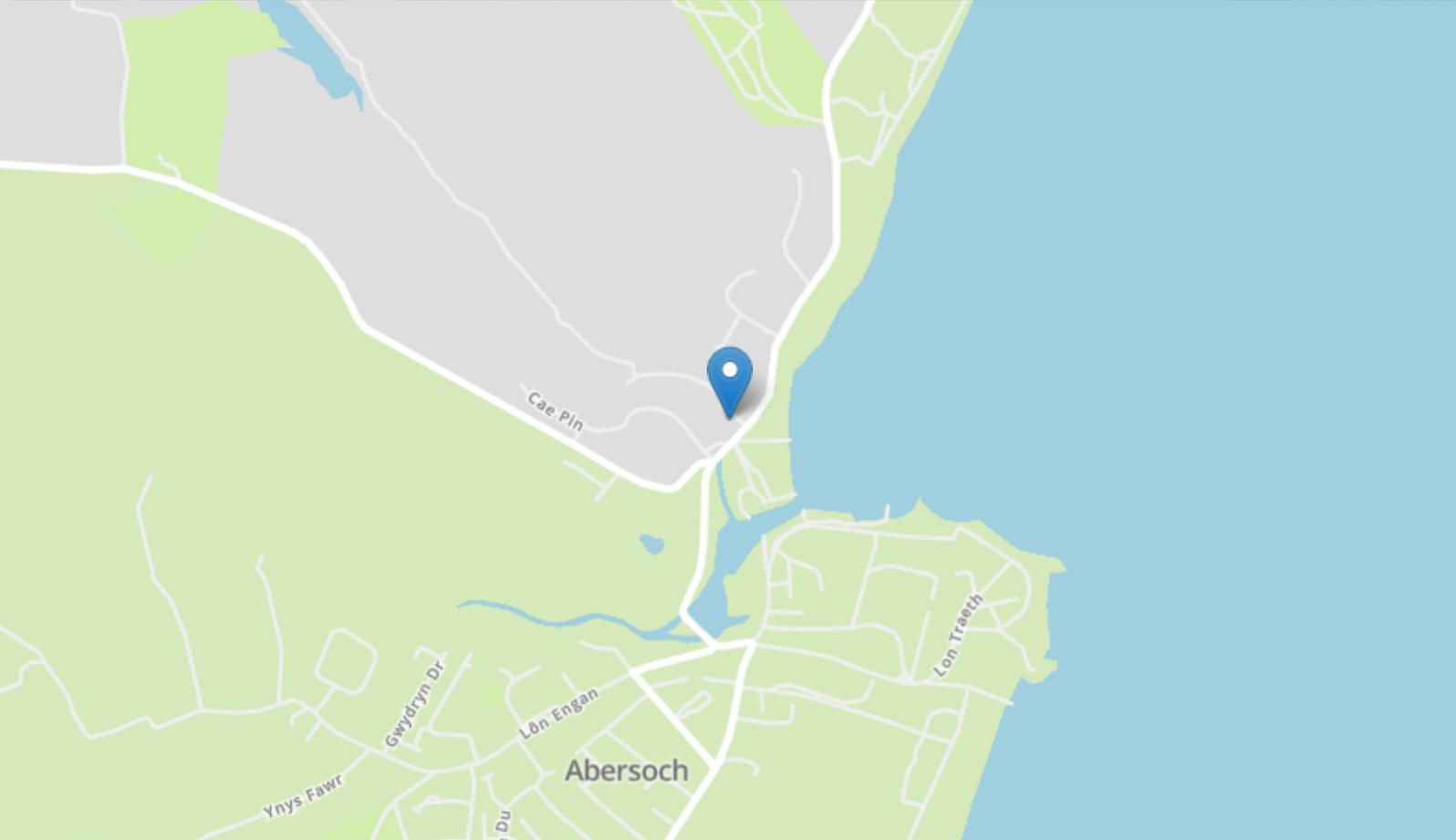
Location Information Pwllheli 6.4 miles . Porthmadog 19.6 miles . Bangor 36.1 miles . Chester 97.1 miles . Shrewsbury 94.1 miles . Manchester 132 miles.

Viewing is strictly by appointment only with Elvins Estate Agents

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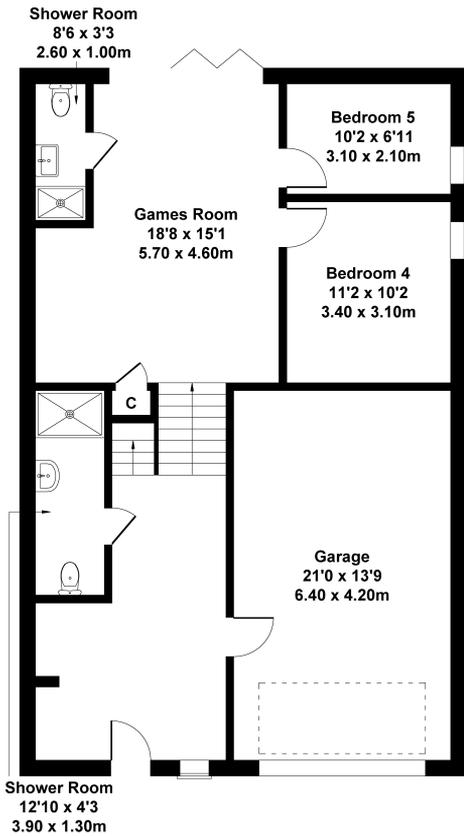


# FLOORPLAN & EPC

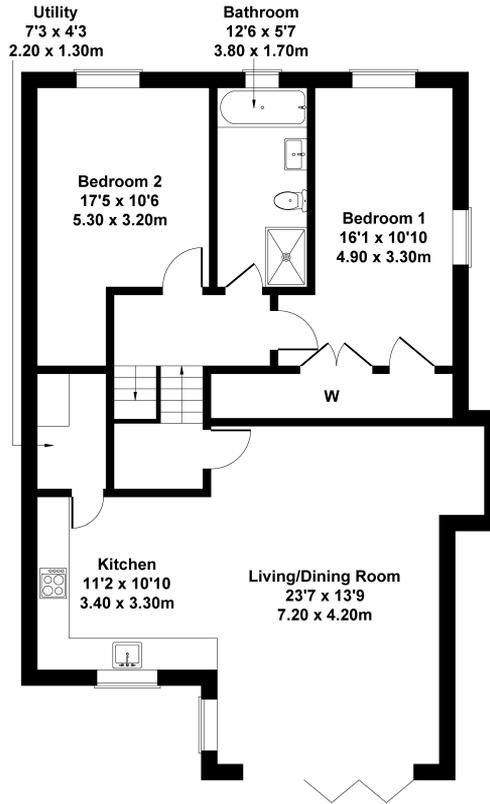


## 2 Glenville, Abersoch

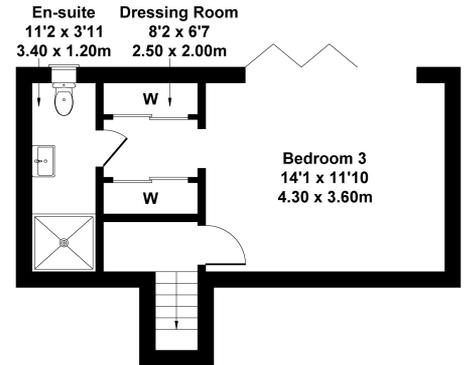
Approximate Gross Internal Area  
2433 sq ft - 226 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>81</b>	<b>81</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Elvins Estate Agents  
6 High Street, Abersoch, LL53 7DY  
01758 712003  
sales@elvinsestateagents.co.uk