



Glan Y Mor, Abersoch, Pwllheli, Gwynedd. LL53 7AG

- UNINTERRUPTED, PANORAMIC VIEWS
- SEA VIEWS FROM ALL BEDROOMS
- DIRECT PRIVATE ACCESS TO THE BEACH
- CURRENTLY USED AS A SECOND HOME/HOLIDAY LET
- RARE OPPORTUNITY

PROPERTY DESCRIPTION

Glan Y Mor: Your Waterfront retreat in Abersoch | Imagine waking to the gentle lapping of waves, stepping directly onto the sand from your own garden, and gazing out at an endless panorama of sparkling water. This isn't a dream; it's Glan Y Mor, a truly exceptional detached waterfront property offering a rare opportunity to own a piece of Abersoch's coveted coastline.

Unrivalled Location & Breathtaking Views | Perched on a generous plot, Glan Y Mor boasts direct, private access to Abersoch's inner harbour beach, a luxury few properties can claim. Its enviable position provides panoramic views that will captivate you day after day. To the North East, witness the expansive beauty of The Warren beach stretching towards the majestic Llanbedrog headland. To the South East, the vibrant activity of Abersoch's inner harbour unfolds before your eyes.

A Home Designed for Coastal Living | Inside, Glan Y Mor embraces its stunning surroundings. Every single bedroom offers magnificent sea views, ensuring you and your guests wake up to an inspiring vista. Beyond the main living areas, there's a loft room with exciting potential for further development (subject to building regulations approval), allowing you to tailor this exceptional property to your exact needs and desires.

Flexible Living: Second Home & Holiday Let | Glan Y Mor benefits from a mixed-use category, offering the flexibility to enjoy it as your private second home or as a thriving holiday let. This dual functionality presents a unique investment opportunity, allowing you to generate income while retaining the joy of a personal coastal retreat.

Glan Y Mor is more than just a property; it's a lifestyle. It's the tranquility of private beach access, the drama of ever-changing sea views, and the endless possibilities of Abersoch on your doorstep.

Don't miss this rare opportunity to acquire a truly special waterfront residence.

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

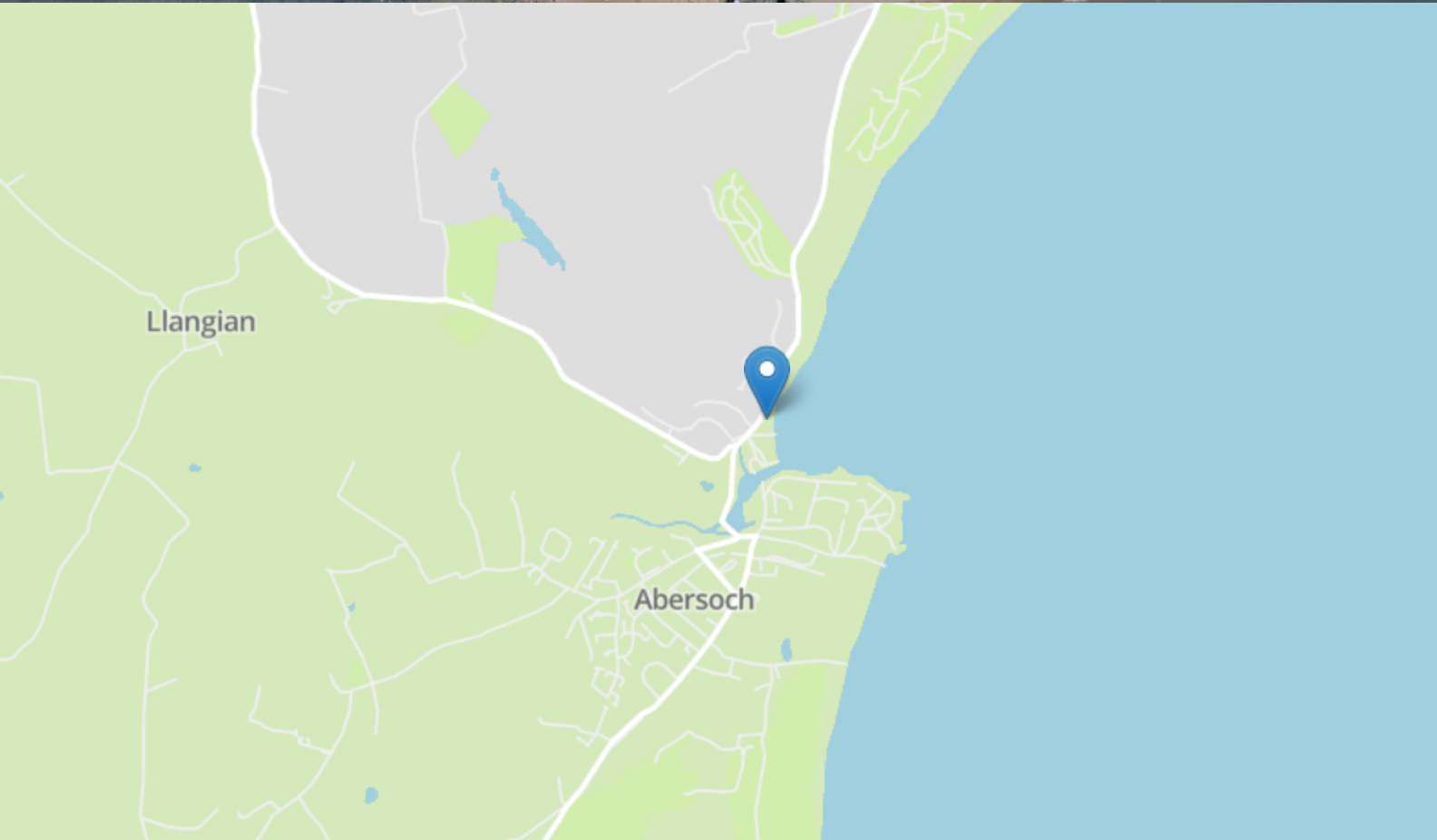
Council Tax Band - G

Services - Mains water, drainage 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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MATERIAL INFORMATION

Council Tax: Band G

N/A

Parking Types: Allocated. Driveway. Garage. Gated. Off Street. Permit. Private. Rear.

Heating Sources: Double Glazing. Electric. Night Storage. Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: F (38)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



FLOORPLAN & EPC

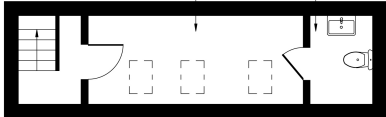


Glan Y Mor, Abersoch

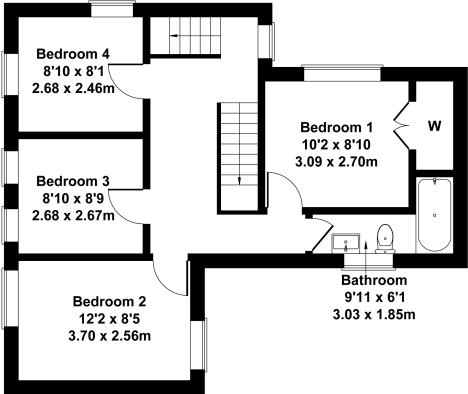
Approximate Gross Internal Area
1367 sq ft - 127 sq m

Storage
15'8 x 6'3
4.77 x 1.90m

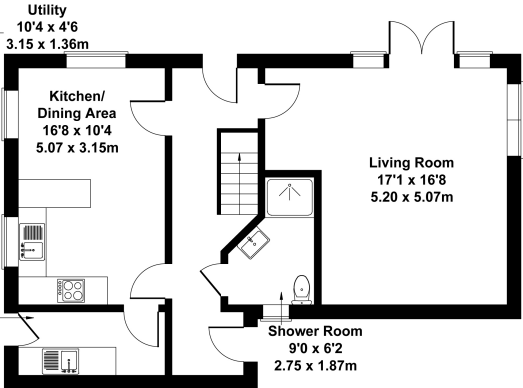
WC
6'3 x 4'5
1.90 x 1.34m



SECOND FLOOR

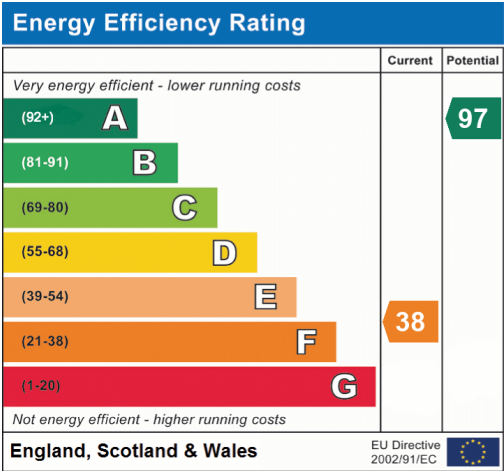


FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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