



Wern, Abersoch, Pwllheli, Gwynedd. LL53 7LB

- SEA VIEWS
- SHORT WALK TO THE BEACH AND RESTAURANTS
- 10 MINUTE WALK TO THE SUN INN
- GENEROUS GARDEN & GOOD PARKING
- MIXED USE HOLIDAY LET / SECOND HOME
- DETACHED GARAGE

PROPERTY DESCRIPTION

Steeped in history and cherished by the same family for generations, Wern presents a rare opportunity to own a delightful detached property in the coveted coastal village of Abersoch. Offering a unique blend of sea and countryside vistas, this charming home provides a tranquil retreat just a short stroll from the vibrant heart of village life.

Approached via a generous driveway, Wern welcomes you with its established garden, offering ample space for outdoor enjoyment. To the rear, a raised decking area provides the perfect setting for al fresco dining and relaxation, complete with a luxurious hot tub – ideal for unwinding while soaking in the breathtaking surroundings. A detached garage at the back of the property is ideal for storage.

Inside, the property boasts a comfortable and practical layout. Two well-proportioned bedrooms are situated on the ground floor, offering flexibility and convenience. Ascend the stairs to the first floor, where the master bedroom awaits, featuring a dormer window that frames captivating sea views towards the iconic St Tudwals Island. Ample storage space ensures a clutter-free environment. The property also features a family bathroom, catering to all your needs.

Wern's enviable location provides the best of both worlds. A leisurely 20-minute walk will lead you to the golden sands of Abersoch beach and the bustling village centre, where a plethora of restaurants, cafes, and boutique shops await. For a more traditional pub experience, the renowned Sun Inn in Llanengan is just a 10-minute stroll away.

This is more than just a house; it's a home filled with warmth and memories, ready to create new ones for its next fortunate owners. Wern offers a unique opportunity to embrace the idyllic Abersoch lifestyle, combining coastal charm with the serenity of the surrounding countryside.

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.

Location Information Pwllheli 7.5 miles . Porthmadog 20.8 miles . Bangor 37.1 miles . Chester 95.9miles . Shrewsbury 95.2 miles . Manchester 133 miles. Viewing 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.

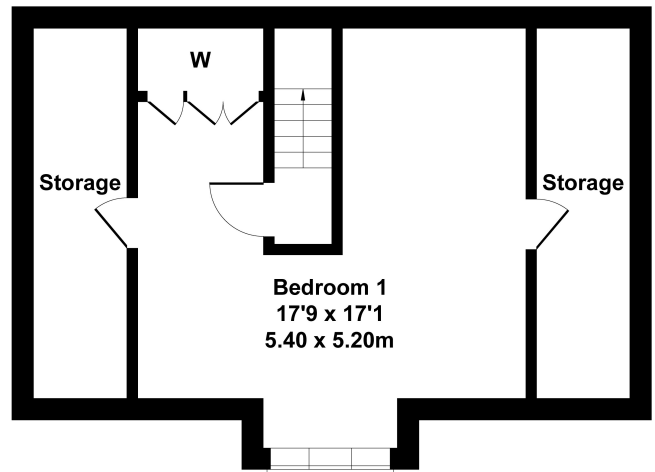
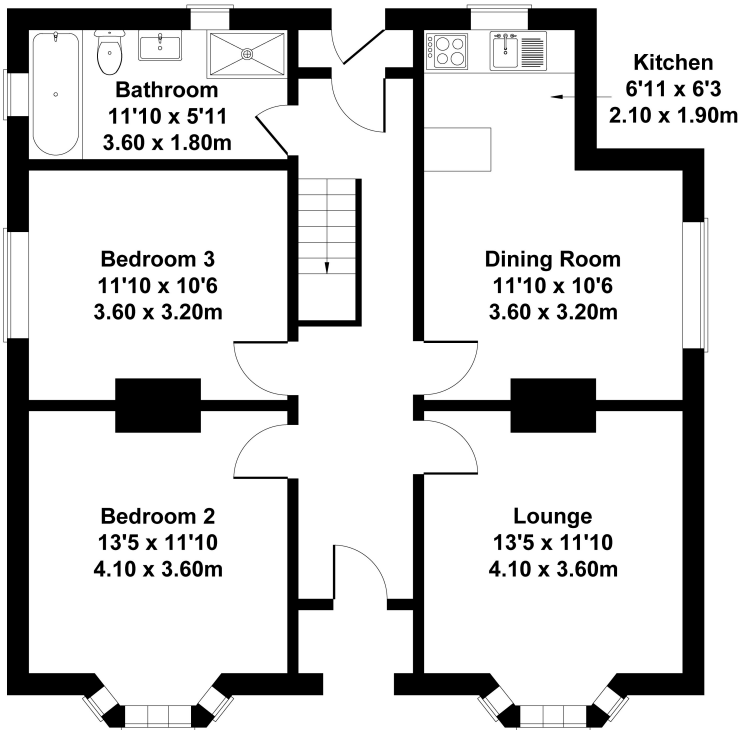
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Wern, Abersoch

Approximate Gross Internal Area
1173 sq ft - 109 sq m
(Excluding Storage)



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	