



# Hazelhurst, Abersoch, Pwllheli, Gwynedd. LL53 7HR

- VERY CENTRAL LOCATION
- DETACHED GARAGE
- GENEROUS OFF ROAD PARKING AND GARDEN
- SECOND HOME WITH ESTABLISHED HOLIDAY LET INCOME
- LOG BURNER

## PROPERTY DESCRIPTION

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Positioned in the vibrant centre of one of Wales' most coveted seaside villages, Hazelhurst in Abersoch is a charming four-bedroom semi-detached residence that perfectly balances traditional character with the ease of modern coastal living. It offers a rare opportunity to secure a substantial home where the car remains parked, and the best of the Llyn Peninsula is accessible on foot.

The interior of Hazelhurst is defined by a sense of warmth and an abundance of natural light. The primary living room serves as a sophisticated sanctuary, anchored by a classic bay window and a feature log burner that provides a cozy glow during the winter months. Moving through the home, the layout transitions into an expansive open-plan kitchen and dining area. This social hub is designed for the modern family, offering a seamless flow for entertaining guests or enjoying quiet morning coffees. For added practicality, a dedicated utility room and guest WC are tucked away at the rear. The first floor is dedicated to rest, featuring four well-proportioned bedrooms that capture the peaceful atmosphere of the coast. These rooms are served by a contemporary main family bathroom, providing a bright and functional space for residents and guests alike.

The exterior of Hazelhurst is as impressive as its interior, boasting a generous footprint that is a true rarity for such a central location. The property is framed by manicured lawned gardens at both the front and the rear. The back garden is fully gated, providing a secure and private environment for children to play or for hosting summer barbecues. Practicality is also at the forefront, with a large gravel driveway offering ample off-road parking for multiple vehicles. Additionally, a detached garage provides the perfect solution for vehicle storage or for housing the paddleboards, sails, and wetsuits that a lifestyle in Abersoch demands.

From the front door of Hazelhurst, you are just a short, level stroll from the golden sands of Abersoch Main Beach and the village's famous colorful beach huts. The property places you in the immediate neighbourhood of independent boutiques, artisan delis, and award-winning restaurants, making it an ideal choice for those who value both luxury and convenience.

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. Log Burner

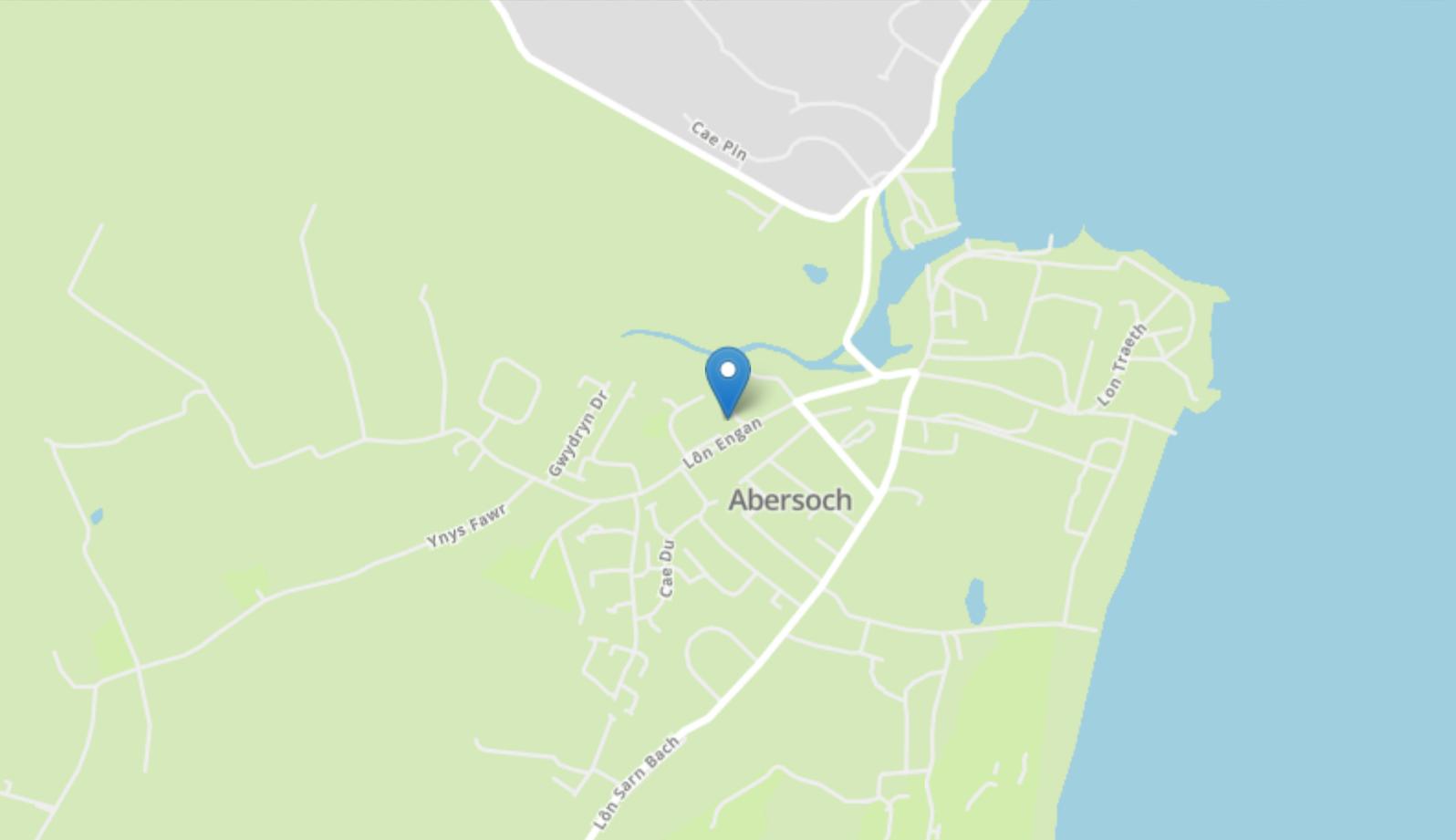
Location Information Pwllheli 6.4 miles . Porthmadog 19.6 miles . Bangor 36.1 miles . Chester 97.1 miles . Shrewsbury 94.1 miles . Manchester 132 miles.

Viewing is strictly by appointment only with Elvins Estate Agents

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.

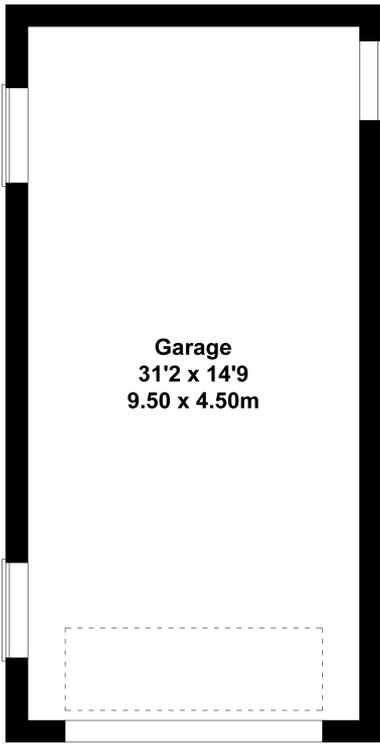
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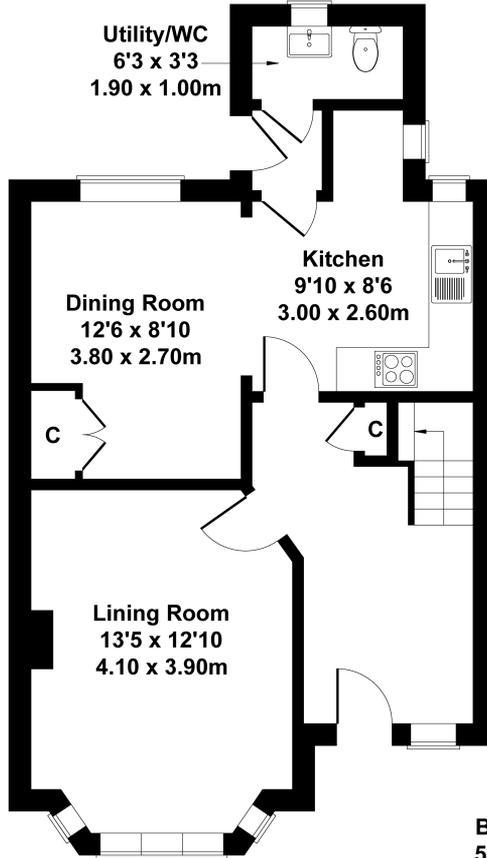
# Hazlehurst, Abersoch, LL53 7HR

Approximate Gross Internal Area  
1518 sq ft - 141 sq m



**Garage**  
31'2 x 14'9  
9.50 x 4.50m

**OUTBUILDING**



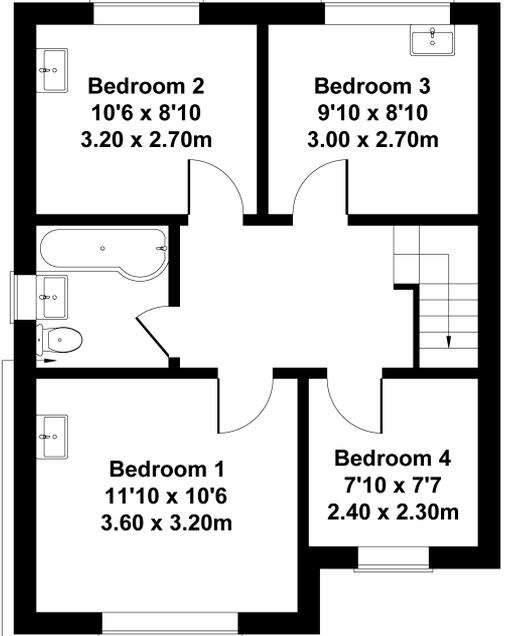
**Utility/WC**  
6'3 x 3'3  
1.90 x 1.00m

**Dining Room**  
12'6 x 8'10  
3.80 x 2.70m

**Kitchen**  
9'10 x 8'6  
3.00 x 2.60m

**Lining Room**  
13'5 x 12'10  
4.10 x 3.90m

**GROUND FLOOR**



**Bedroom 2**  
10'6 x 8'10  
3.20 x 2.70m

**Bedroom 3**  
9'10 x 8'10  
3.00 x 2.70m

**Bedroom 1**  
11'10 x 10'6  
3.60 x 3.20m

**Bedroom 4**  
7'10 x 7'7  
2.40 x 2.30m

**Bathroom**  
5'11 x 5'11  
1.80 x 1.80m

**FIRST 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> |
| (55-68)                                     | <b>D</b> |  |           |
| (39-54)                                     | <b>E</b> |  |           |
| (21-38)                                     | <b>F</b> | <b>25</b>  |           |
| (1-20)                                      | <b>G</b> |  |           |
| Not energy efficient - higher running costs |          |  |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC  |           |

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