



Llwyn Du, Abersoch, Pwllheli, Gwynedd. LL53 7EL

- GOLF COURSE VIEWS
- JUST OVER 5000 SQFT
- FURTHER DEVELOPMENT POTENTIAL IN THE BASEMENT
- RARE DEVELOPMENT OPPORTUNITY WITHIN ABERSOCH
- 11 BATHROOMS
- £175K GROSS ANNUAL HOLIDAY LET INCOME (JAN-DEC 2023)
- OPTION TO ACQUIRE ADJOINING DEVELOPMENT LAND
- 9 BEDROOMS
- SUBSTANTIAL 1100 SQFT BASEMENT WITH VEHICULAR ACCESS

PROPERTY DESCRIPTION

Llwyn Du sits on the outskirts of Abersoch in a quiet location on Lon Sarn Bach. With a pleasant countryside outlook over the popular Abersoch golf course, this property is an ideal location to retreat and relax. This substantial property, over 5000sqft has plenty to offer.

Llwyn Du is currently used as a highly successful holiday let property and achieved this year (Jan-Dec) totalling approximately £175,000 Gross rental income with the vendor advising of expected increased bookings next year as now taking mid-weeks during off-peak months.

The property benefits from a substantial 1100sqft basement which is currently used for storage and benefits from double garage doors allowing for indoor storage of boats and/or vehicles. The basement has the potential to be developed as a separate living unit (subject to planning) and benefits for its own vehicular access etc.

Llwyn Du also offers the option to buy the adjoining land which benefits from a separate access from the main road. The current owners have engaged in pre-planning discussions with the local authority who have issued a formal response confirming approval in principle for a potential business unit development subject to the submission of a full planning application. (Pre-planning submission and response available to prospective purchasers by request)

The ground floor briefly comprises of a large open plan kitchen, dining area and lounge, double bedroom with en-suite and a games room. The lounge area, "L" shaped in design, is 7.9 x 10m (maximum measurements), has ample seating and allows access to the private terrace to the rear of the property and views over the golf course. The lounge area is spacious, light and airy yet not overwhelming due to the shape of the room naturally creating two separate spaces. The dining area currently consists of two 10 seater dining tables, also provides access to the patio and benefits from four sky lights meaning this and the adjoining kitchen gain plenty of light.

The kitchen has been designed with the scale of the property in mind. With two sets of hobs, twin ovens, two dishwashers and two sinks and a full length breakfast bar at the island providing ample seating for multiple guests. This is a welcoming area for entertaining, spacious and practical with plenty of storage.

The property also benefits from a second lounge, currently used as a games room and generous in size. An ideal space to keep the family entertained, and could be well suited as a cinema room. The downstairs bedroom is a spacious double and diversifies the property, the en-suite is a comfortable wet room and ideal for anybody with accessibility issues.

The first floor consists of 8 bedrooms, 8 en-suite shower rooms and a family bathroom. All bedrooms are generous in size and comfortable double rooms, have at least one full size window and access to a private en-suite. Three of the bedrooms benefit from far reaching views over the golf course and with a partial view of the sea in Abersoch bay.

This property comes highly recommended for viewing to fully appreciate what it has to offer and is strictly by appointment only.

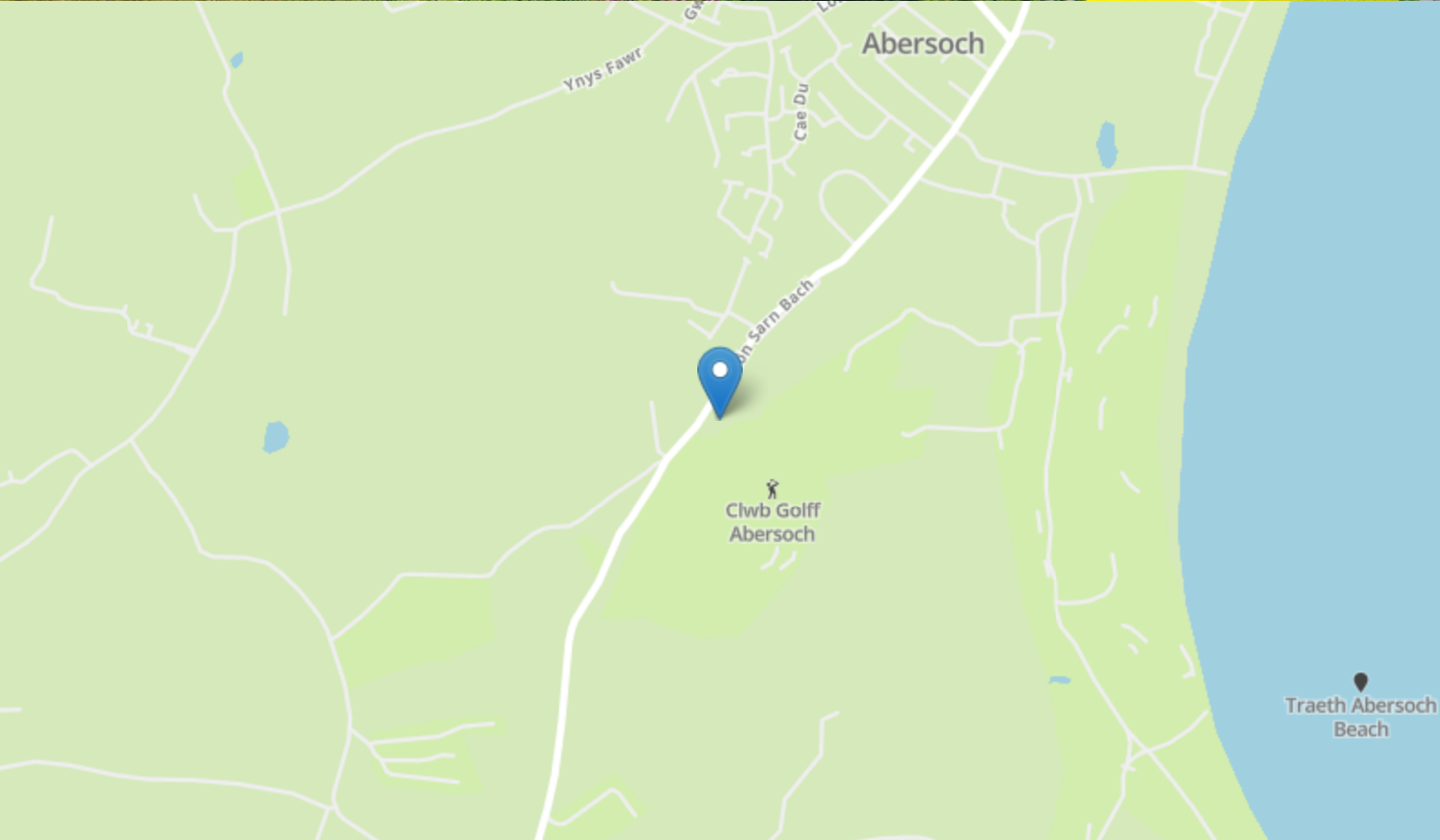
Tenure We believe the property to be Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Council Tax Band - N/A

Services Mains water, drainage and electricity. Oil fired central heating.

Location Information Llwyn Du is located in the village of Abersoch. Abersoch boasts a diverse selection of shops including convenience stores, fashion boutiques, cafes, restaurants and public houses. Pwllheli 7.1 miles . Porthmadog 20.3 miles . Bangor 36.5 miles . Chester 95.3 miles . Shrewsbury 95.7 miles . Manchester 132 miles.

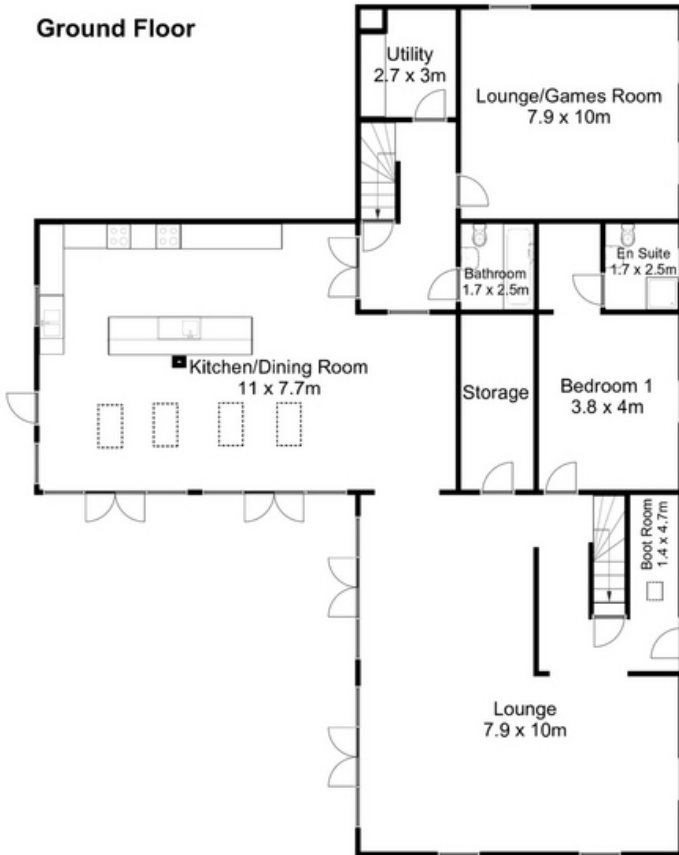




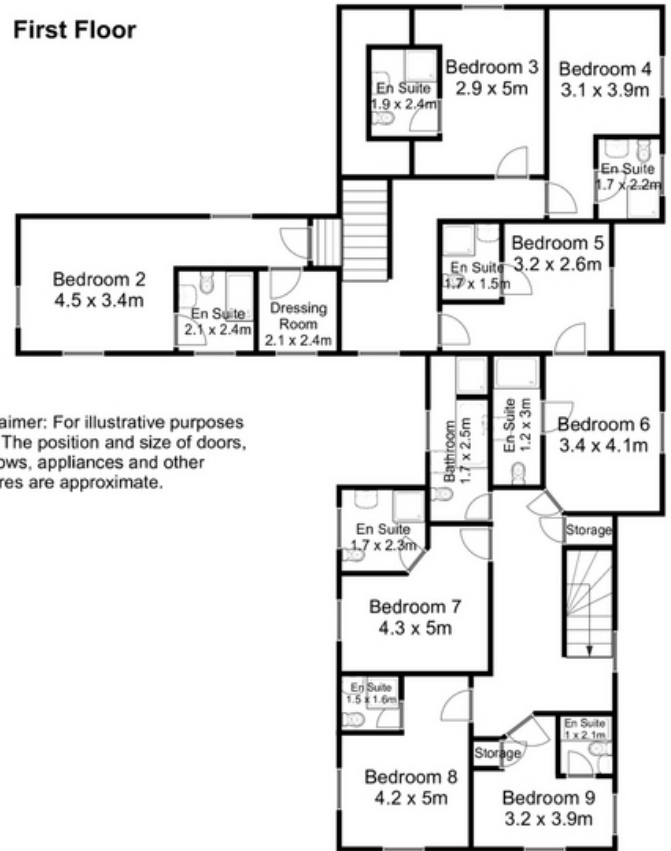
FLOORPLAN & EPC



Ground Floor



First Floor



Disclaimer: For illustrative purposes only. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
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@elvinsstateagents.co.uk