



# 145 Cae du Estate, Abersoch, Pwllheli, Gwynedd . LL53 7DE

- CENTRAL LOCATION
- PRIVATE GARDEN
- IMMACULATELY PRESENTED
- INTEGRATED APPLIANCES
- BI-FOLD PATIO DOORS
- SHORT WALK TO ABERSOCH VILLAGE
- SHORT WALK TO THE BEACH

## PROPERTY DESCRIPTION

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145 Cae Du is a 3 bedroom, 1 bathroom, mid-terrace property on Cae Du in Abersoch. The property is in a favourable position which benefits from being a short walk to the shops, cafes and restaurants in Abersoch and 10 minutes walk to Abersoch main beach and Golf course.

The ground floor provides a great sense of space with an open plan living room that merges into the kitchen and dining area. The rear garden is accessible from the kitchen through bi-fold patio doors which also flood the downstairs with light. The rear private garden is a sheltered space, ideal for alfresco dining, a real sun trap with multiple seating areas and space for private outdoor storage. The living room is generous but cosy and ideal for entertaining the whole family. On the first floor there are three double bedrooms, serviced by a family bathroom.

To the front of the property there is an open lawned front garden and access to a communal parking area. The parking operates on a first come first serve basis but there is ample space for multiple vehicles.

The coastal village of Abersoch is a highly sought after location and is renowned for it's association to sailing and boating and is home to the South Caernarfonshire Yacht Club. Local amenities include local Londis and SPAR supermarkets, several restaurants, cafes and bars, clothes and gift shops, pharmacy, garages and a local butcher. Several popular beaches can also be found within short walks from the village centre and the renowned Abersoch Golf Club.

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. Electric heating.

Location Information Pwllheli 6.9 miles . Porthmadog 20.1 miles . Bangor 36.5 miles . Chester 97.5 miles . Shrewsbury 94.6 miles . Manchester 132 miles.

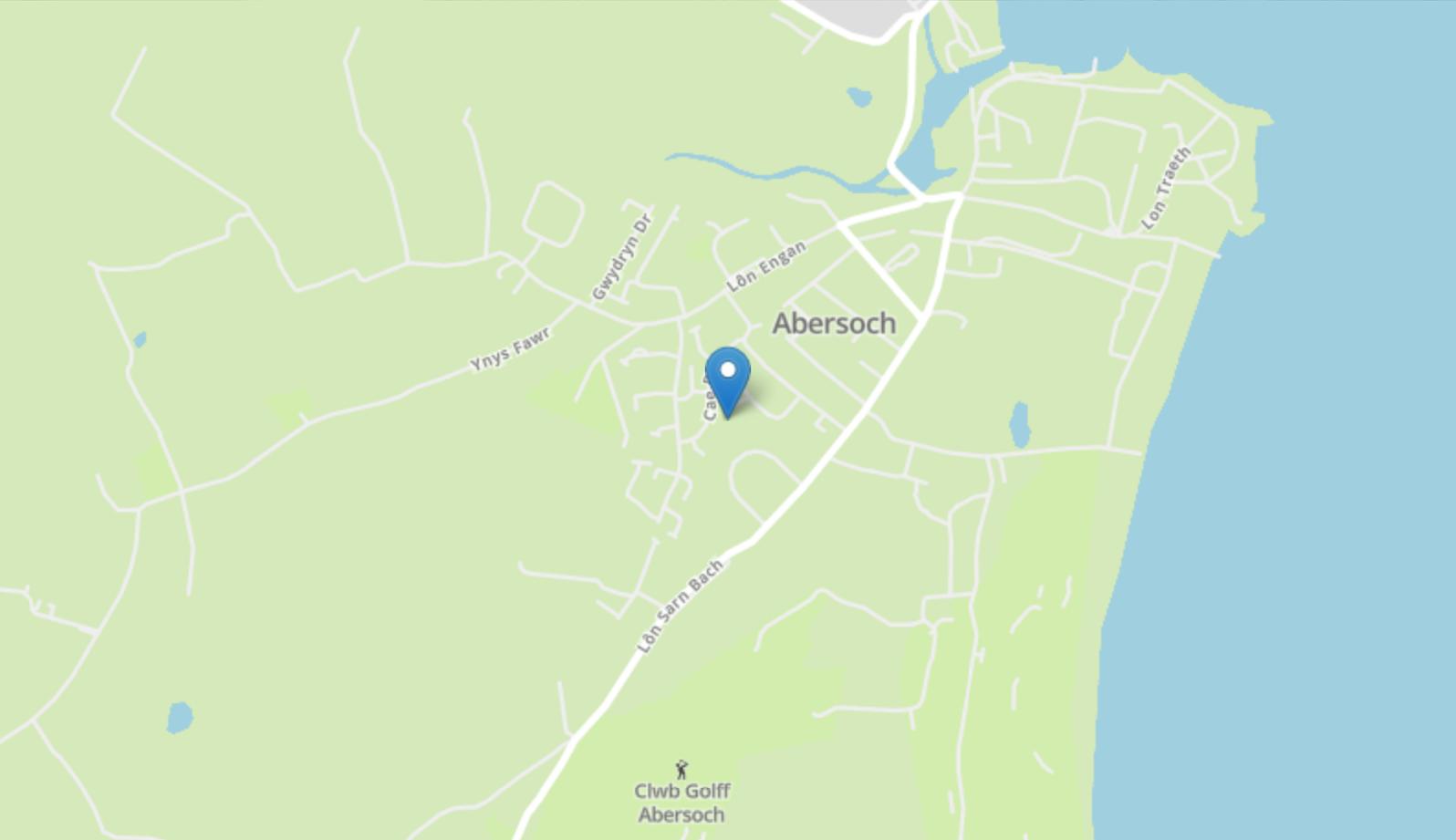
Viewing is strictly by appointment only with Elvins Estate Agents

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.

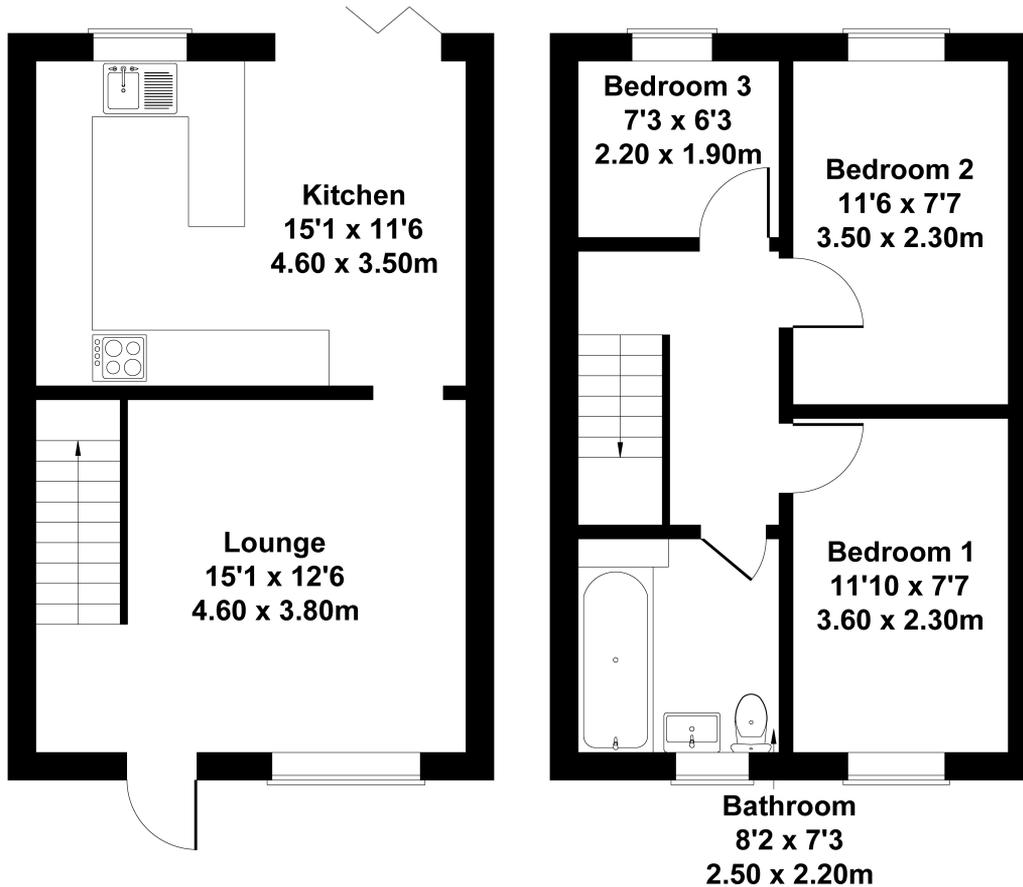
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# 145 Cae Du, Abersoch

Approximate Gross Internal Area  
743 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2026  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(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 	

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