

Cae Pwll Heulog, Abersoch, Pwllheli, Gwynedd. LL53 7ER

- PANORAMIC SEA AND MOUNTAIN VIEWS OVER THE GOLF COURSE
- OWNED BY THE SAME FAMILY FOR OVER 50 YEARS
- GENEROUS GARDEN WITH MATURE BORDERS
- MASTER SUITE ON THE FIRST FLOOR WITH SEA VIEWS
- A SHORT WALK TO ABERSOCH VILLAGE AND BEACH
- SEA VIEWS FROM ALL BEDROOMS

PROPERTY DESCRIPTION

A hidden gem located on the outskirts of Abersoch village. Offering panoramic sea and mountain views over Abersoch golf course, Cae Pwll Heulog boasts many features worthy of note. This 1970's built property has been owned by the same family since new and neighbours Abersoch golf course with wonderful scenery and uninterrupted sea views. Off road parking, two garages, a generous garden and convenient location is a shortened list of what this magnificent property has to offer.

Perched in an enviable location, Cae Pwll Heulog is a remarkable three-bedroom residence that feels perfectly at home in its coastal setting. The property offers an uninterrupted panorama of the sea, with views sweeping across the bay and culminating in the majestic, rolling peaks of the Cambrian Mountain Range on the horizon.

Step outside and you'll discover a mature, South-East facing garden, a true sanctuary of lush greenery and vibrant flowers that provides a secluded space to soak in the stunning views. It's an ideal spot for enjoying your morning coffee or unwinding as the sun casts a golden glow over the water.

Inside, the home unfolds with a seamless flow. The kitchen leads you into a comfortable living room, where the expansive windows frame the breathtaking seascape like a living painting. From here, you can move through to a separate dining room, another space designed to take full advantage of the mesmerising sea views, making every meal feel like a special occasion. On this level, a spacious bedroom with dual-aspect windows and an ensuite bathroom offers a private, serene retreat which is ideal for guests.

Upstairs, two more bedrooms await. The master suite is a true highlight, with its elevated position providing an even more dramatic perspective of the captivating coastal scenery. A second bathroom on this floor ensures comfort and convenience. Practicality is also well catered for, with two garages—one of which is currently being used as a handy workshop, offering flexible space for hobbies or storage.

The location of Cae Pwll Heulog is highly desirable and only a short stroll to Abersoch's restaurants, shops and main beach. Siop Y Pentre Cafe, shop and bar is a 2 minute walk away. Pwllheli 7.1 miles . Porthmadog 20.3 miles . Bangor 36.5 miles . Chester 95.3 miles . Shrewsbury 95.7 miles . Manchester 132 miles

NOTE: The property next door (Gwelfor) is for sale with Elvins Estate Agents and owned by the same vendor. Presenting an opportunity to acquire two neighbouring properties in this sought after area. See more details here - <https://www.elvinsestateagents.co.uk/property-for-sale/pwllheli-87/>

Viewings are highly recommended through Elvins Estate Agents.

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

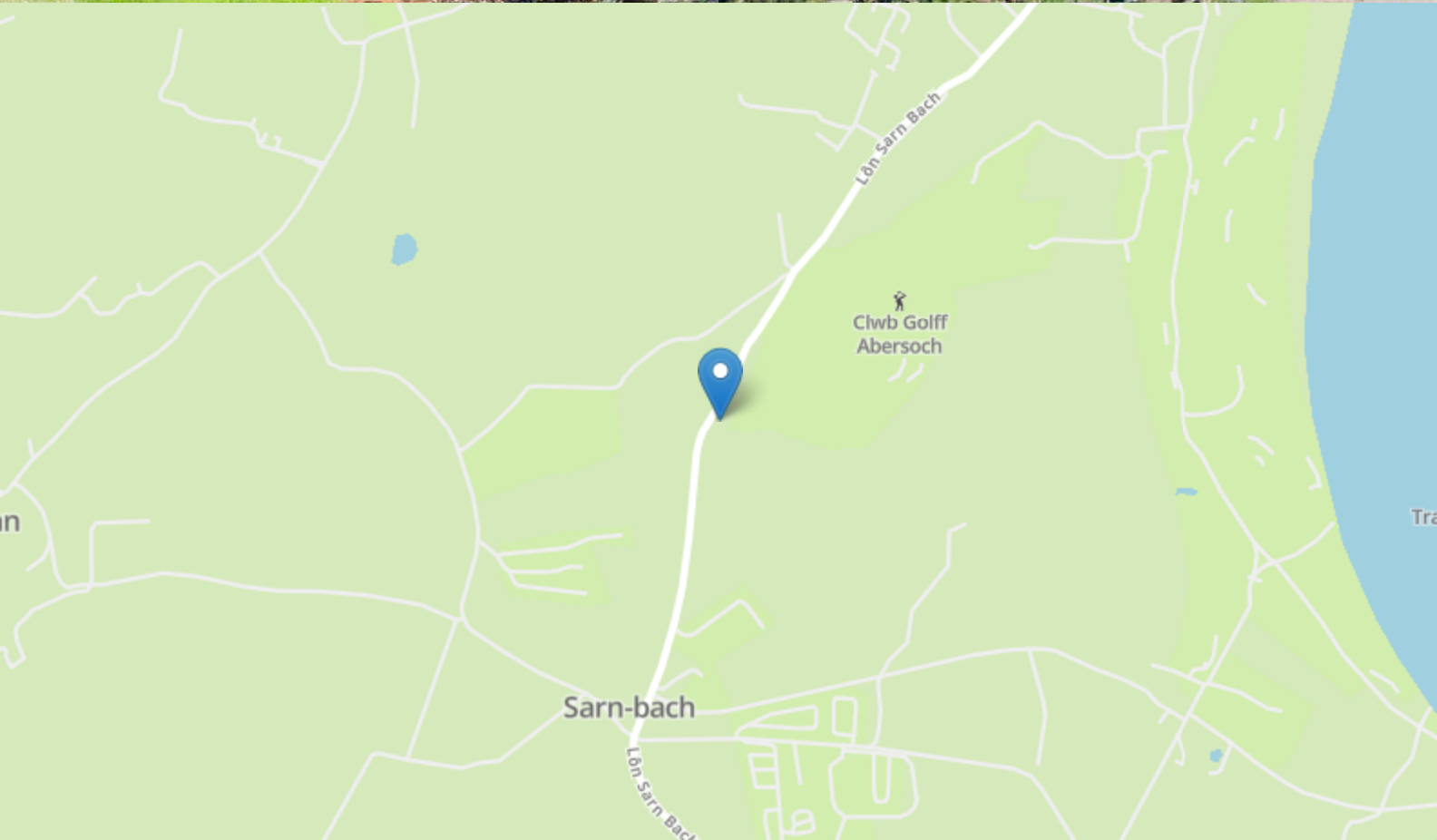
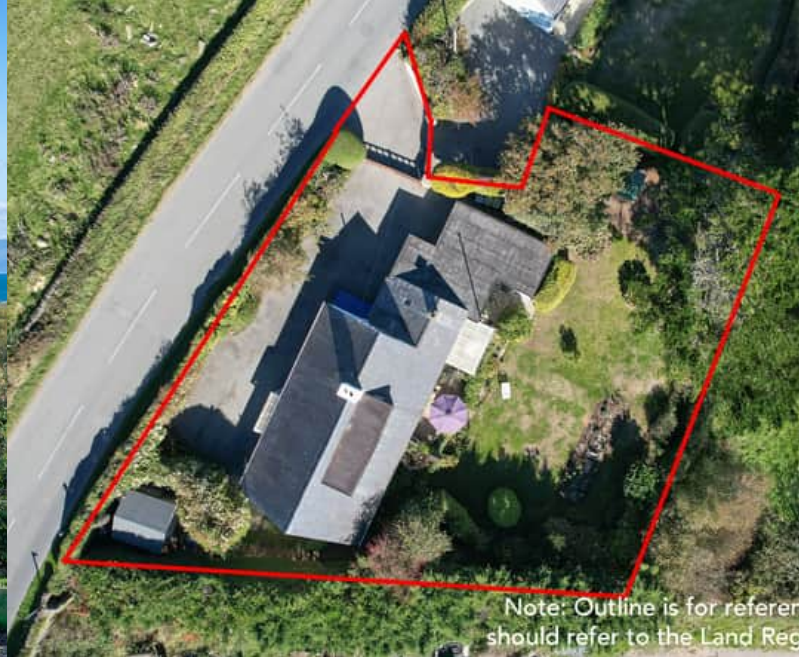
Council Tax Band - F

Services Mains water, drains and electricity. Oil fired central heating. Location Information Pwllheli 5.5 miles . Porthmadog 18.8 miles . Bangor 35.2 miles . Chester 96.2 miles . Shrewsbury 93.2 miles . Manchester 131 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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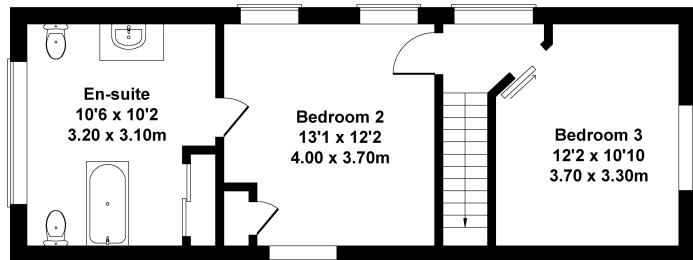
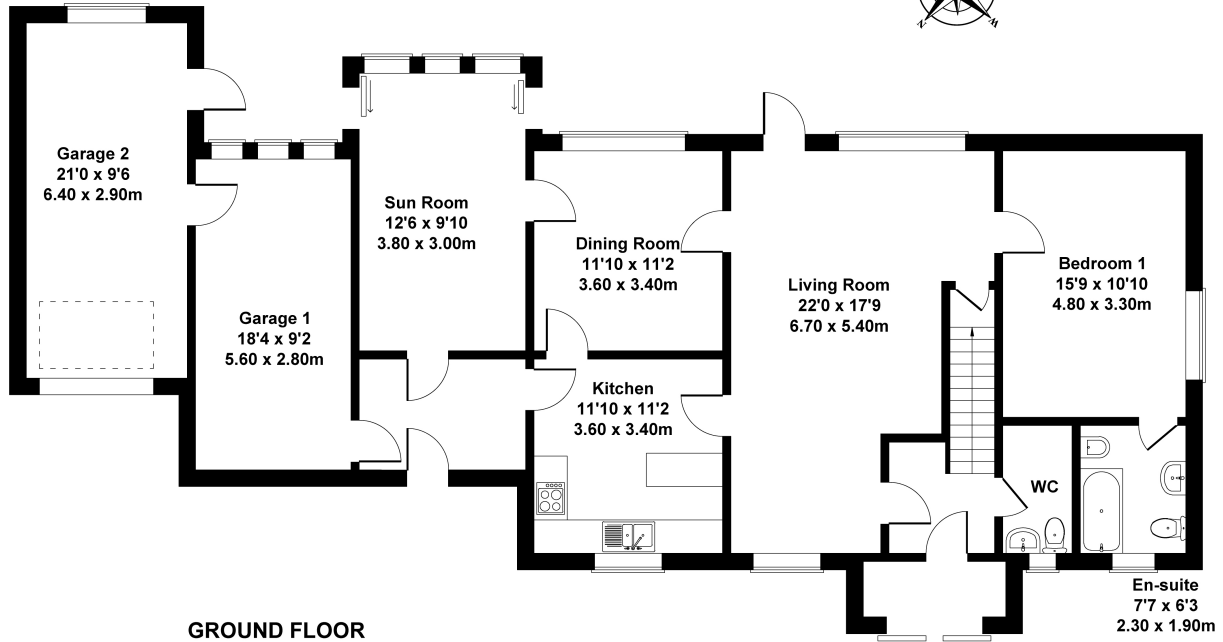


FLOORPLAN



Cae Pwll Heulog, Abersoch

Approximate Gross Internal Area
2066 sq ft - 192 sq m



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

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