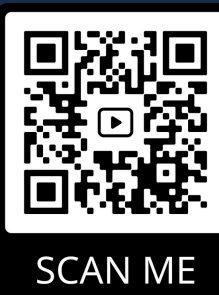




LLWYN DU ABERSOCH, LL53 7EL

Substantial 9-bedroom detached holiday let situated in Abersoch, North Wales

WATLING
REAL ESTATE



SCAN ME

INVESTMENT HIGHLIGHTS

- Substantial 9-bed holiday let producing approx. £175,000 per annum gross
- Freehold
- 5,155 sq ft
- Golf Course views
- Abundance of guest amenities throughout the property
- Excellent location close to Abersoch Beach
- Asset management potential
- Option to purchase adjoining land with development potential

OFFERS IN EXCESS OF

£1,100,000



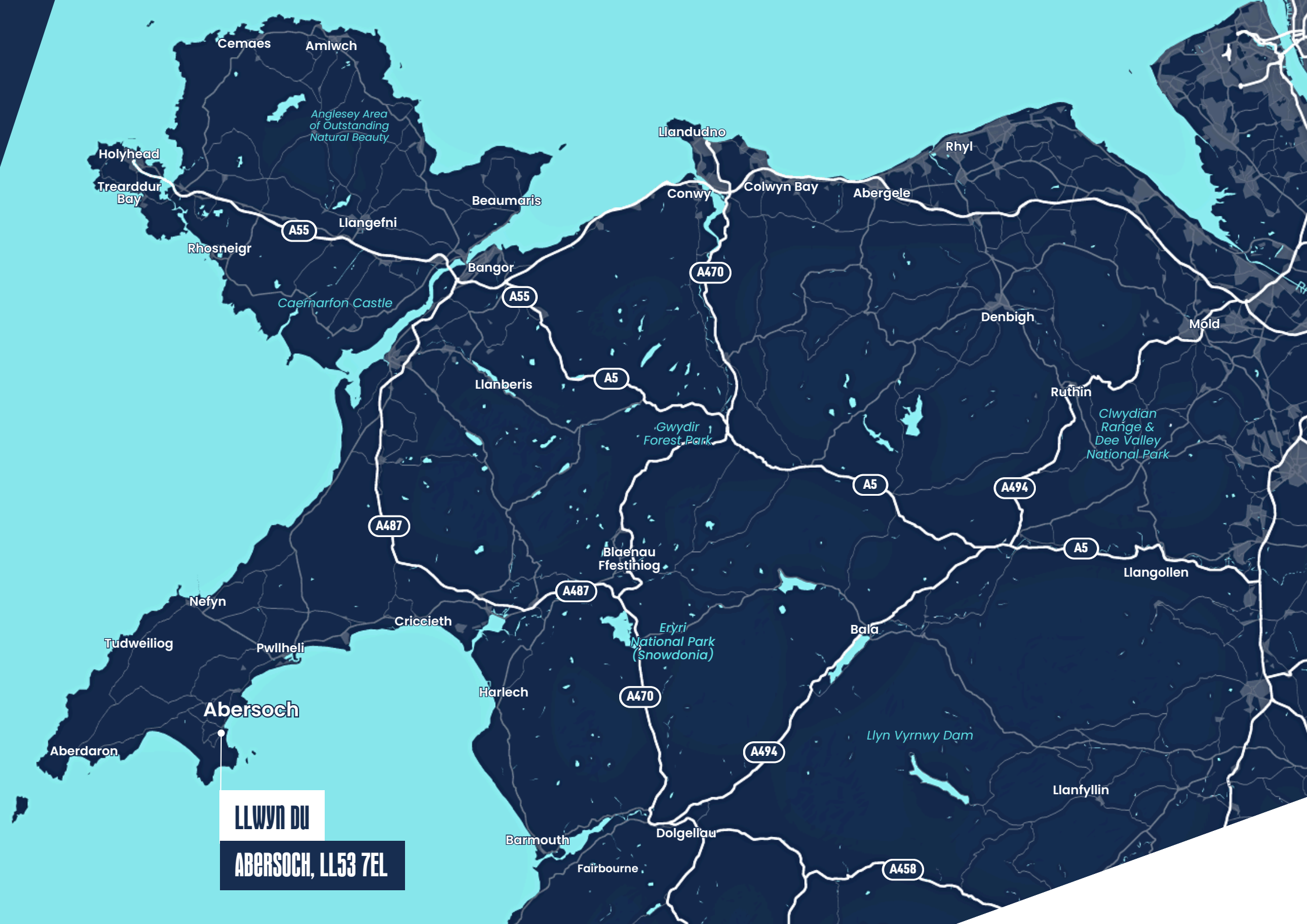
LOCATION

Abersoch is a seaside resort on the southern coast of the Llŷn Peninsula in Gwynedd, North Wales, about 8 miles southwest of Pwllheli and 27 miles southwest of Caernarfon.

The village features traditional Welsh cottages and holiday homes, along with independent retailers, restaurants, and bars. It is primarily accessed via the A499 from Pwllheli, which connects to the A487 leading to larger towns and cities like Caernarfon, Bangor, and Anglesey.

Llwyn Du is semi-rurally located on the outskirts of Abersoch on Lon Sarn Bach, a 10-minute walk (0.5 miles) from the village centre, with views over Abersoch Golf Course and the coast.





LLWYN DU

ABERSOCH, LL53 7EL

DESCRIPTION

A substantial detached 9-bedroom holiday let extending to over 5,000 sq ft arranged over two storeys with a large basement. The property has been refurbished to an excellent standard throughout and comprises a large open kitchen/dining area with separate utility room, lounge, games room and double bedroom with ensuite facilities to the ground floor. The first floor comprises 8 bedrooms each with ensuite shower rooms and a separate family bathroom.

The property also benefits from a substantial (1,100 sq ft) basement and benefits from double garage doors allowing for indoor storage of boats and/or vehicles. The basement has potential to be developed as a separate living unit (subject to planning) and benefits from its own vehicular access.

Externally, the property provides a large surfaced driveway to the front for resident/guest parking and a raised terrace is located to the rear featuring hot tubs, outdoor furniture and views across Abersoch golf course.



An aerial photograph of a residential area. In the foreground, a large white house with a grey roof is visible. To its right, a large, irregularly shaped plot of land is outlined in red. This plot contains a mix of grass, trees, and three small white trailers. A road runs along the left side of the red-outlined plot, with a blue car parked on it. In the background, other houses and more trees are visible.

DEVELOPMENT OPPORTUNITY

Llwyn Du also offers the option to acquire (by separate negotiation) the adjoining land which benefits from 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 light industrial/business unit development subject to the submission of a full planning application. Further information is available on request.





FURTHER INFORMATION

GUIDE PRICE

Offers in excess of **£1,100,000** are invited for the Freehold interest.

RENTAL INCOME

The property achieved a gross rental income of £175,000 in 2023 from holiday lettings. Further income details and typical operating costs can be provided upon request.

EPC

Rating D.

SERVICES

Mains water, drainage and electric are all connected to the property.

COSTS

Each party to be responsible for their own costs incurred in the transaction.

VIEWINGS

Viewings are strictly by appointment only through joint agents Watling Real Estate and Elvins Estate Agent.

FURTHER INFORMATION

Further information regarding the disposal process and data room is available on request



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WATLING
REAL ESTATE

July 2024
Subject to Contract
Property Reference: 223040

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