

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Bar, Restaurant and Owners Accommodation with River Frontage

Y Glyn, Abersoch

Pwllheli, LL53 7UL

£750,000

www.lwhproperty.com



Y Glyn, Abersoch , LL53 7UL

A rare opportunity to acquire a bar and restaurant with detached owners' accommodation, less than a mile from Abersoch village centre. Set in the rural surroundings of Y Glyn, the property enjoys exceptional coastal and countryside views towards Abersoch and Cardigan Bay, offering an enviable location for either a thriving business or a private home.

Comprising a large plot with grounds extending down the path to the banks of the Afon Soch, the unique, elevated location and panoramic views provide a beautiful backdrop for a home, business or development.

The Glyn presents an attractive investment opportunity: the bar and restaurant are currently let, but the property could suit a variety of alternative uses or redevelopment (subject to necessary consents and permissions). It can also be returned to owner-occupation or brought back into the owner's management.

Abersoch is a 15-minute walk (or a 3-minute drive via Lon Garmon) and is a popular coastal resort offering excellent amenities, including sandy beaches, a golf club, a yacht club, a harbour and a wide range of shops, restaurants and bars. Y Glyn benefits from a captive customer base drawn from nearby holiday parks and resorts.



Accommodation

The club comprises a large dining area, bar and lounge. The first floor contains a one-bedroom flat within the eaves, featuring a large dormer with spectacular southerly views. The flat's layout flows from a living area with access to roof space, leading to a bedroom and shower room.

Behind the club two static caravans have long been sited and used as additional staff/guest accommodation, establishing a precedent that may support renewal or further development subject to consent.

The detached bungalow sits separately from the main car park, fenced within its own grounds. The owner's accommodation includes three bedrooms and, although recently let, is offered for sale with the option of vacant possession.

Positioned along the southerly boundary, the bungalow plot lends itself to improvement or redevelopment. The current site layout prioritises the club, but car parking and gardens could be reconfigured to create a larger plot for the bungalow.

Bar and Restaurant

Originally opened as a country club, the bar and restaurant have been let since 2025 following an extensive programme of external landscaping to the front of the premises.

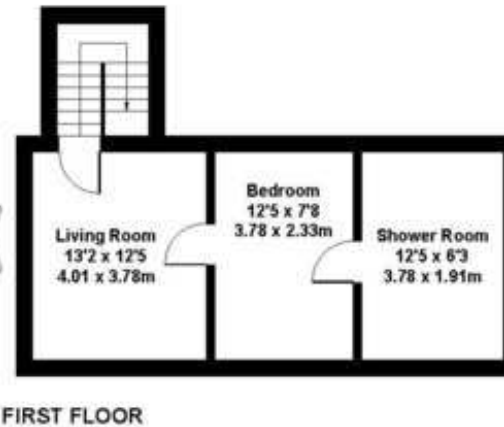
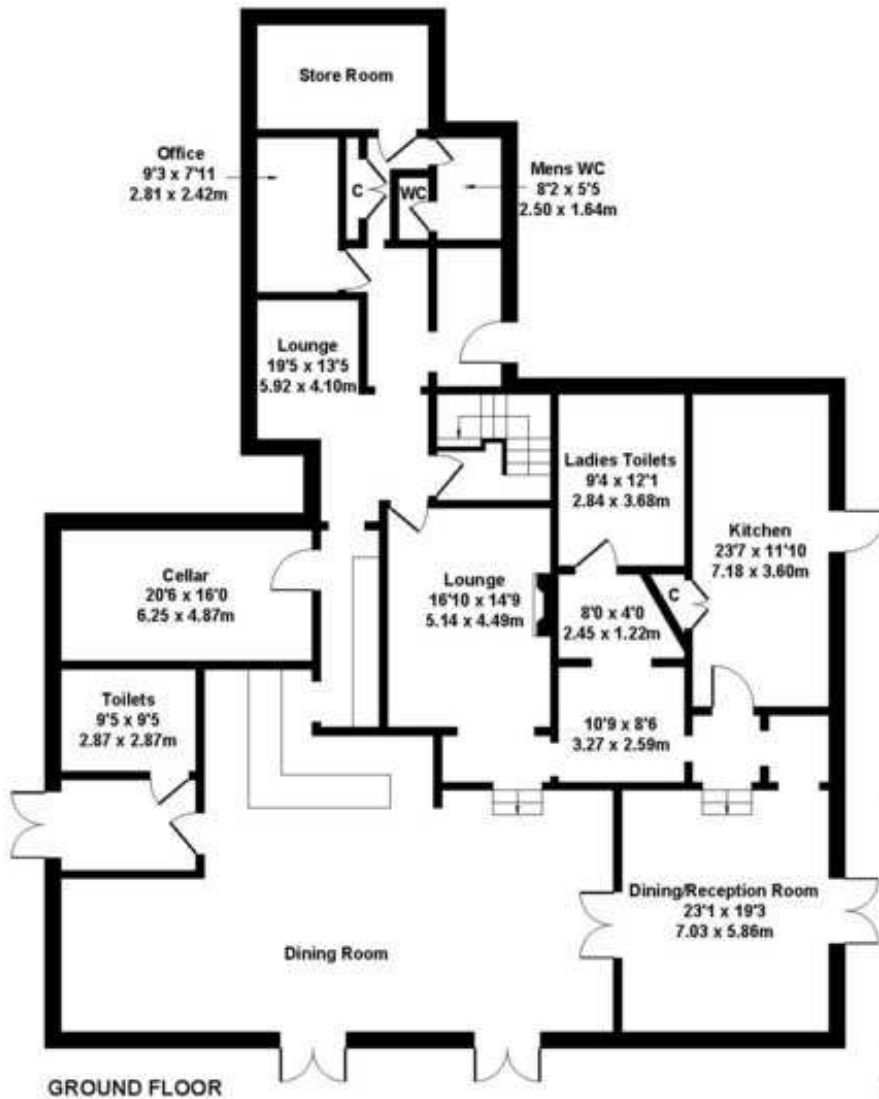
The restaurant features a spacious dining room running the length of the building, with full-height glazing and patio doors opening onto a decked outdoor dining area that takes full advantage of the panoramic Y Glyn views. A fully equipped commercial kitchen adjoins the dining room, with a bar serving the dining area.

Centrally located, the lounge and main bar provide an additional bar area, two comfortable lounge spaces and a fireplace. Ancillary facilities include gents' and ladies' toilets, a cellar, storerooms and communal areas.

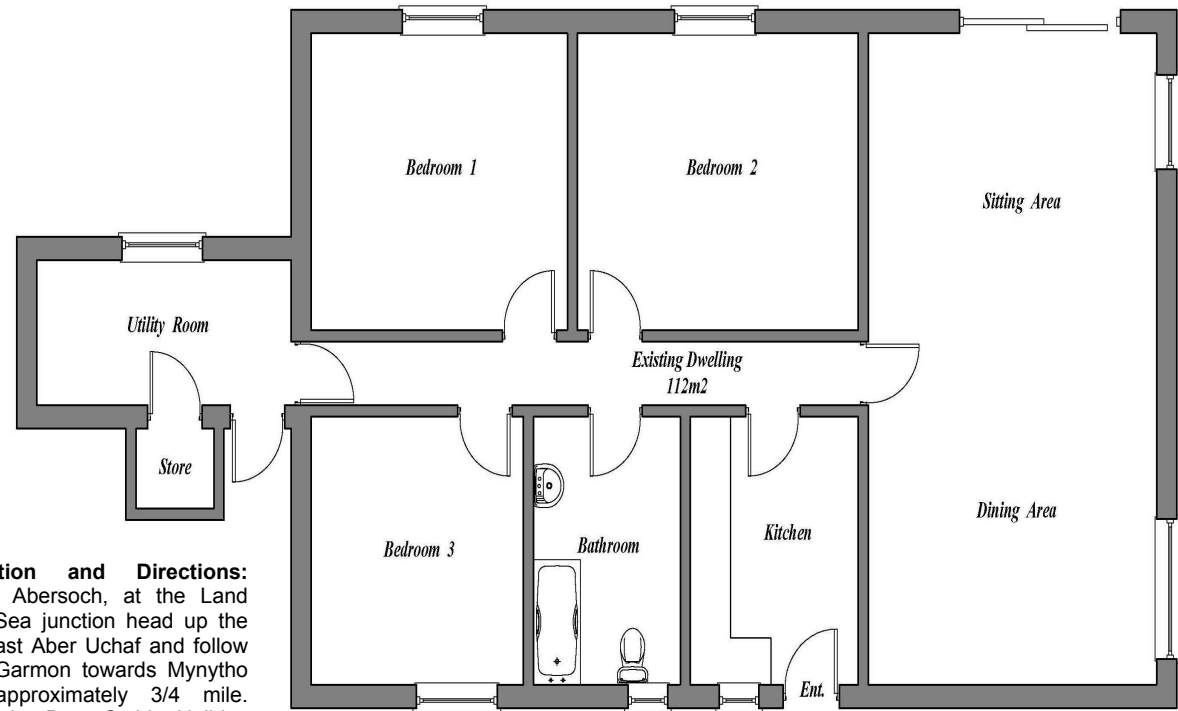
A desirable late licence is held (All times apply seven days a week):
Live music: 11:00–00:00 | Recorded music: 11:00–01:00
Sale of alcohol: 11:00–01:00 | Opening hours: 09:00–01:30

Glyn Club, Abersoch LL53 7UL

Approximate Gross Internal Area
2250 sq ft - 209 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Location and Directions:
From Abersoch, at the Land and Sea junction head up the hill past Aber Uchaf and follow Lon Garmon towards Mynytho for approximately 3/4 mile. Opposite Bryn Cethin Holiday Park, the entrance to Y Glyn is on the left, leading to the main car park.

Important Information

LWH are joint selling agents with Jenics.
EPC: D | Rateable Value (The Club): (1 April 2026 to present) £7,650 Small Business rates relief may apply.
Council Tax Band (Owners Accommodation): Band C
Construction: Traditional Construction Under Slate Roof Covering
Services: Mains Water and Private Drainage
Method of Sale: Private Treaty
Planning: The property is sold subject to any existing or other statutory notice, or which may come into force in the future. Purchasers should make their own enquiries into any designations.
Viewing: By appointment only.
Tenure: Freehold.
Boundaries: Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.
Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third-party rights, whether mentioned or not.